

# Unit 2306 - Club @ Brickell Bay

2306 - 1200 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11673301  
 Status: Active Under Contract  
 Size: 825 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View: Bay  
 Rental Price: \$2,900  
 List PPSF: \$4  
 Valuated Price: \$605,000  
 Valuated PPSF: \$733

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

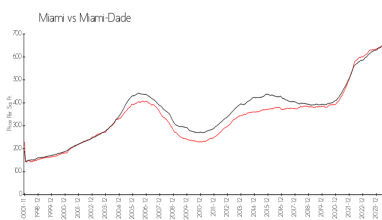
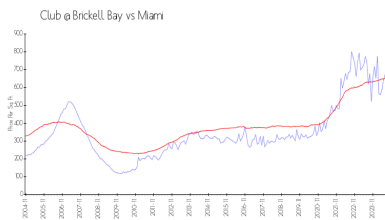
## Building Information

Number of units: 643  
 Number of active listings for rent: 36  
 Number of active listings for sale: 55  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 27  
 Number of sales over the last 6 months: 18  
 Number of sales over the last 3 months: 10

## Building Association Information

The Club at Brickell Bay Condo Association  
 305.503.2400

## Market Information



Club @ Brickell Bay: \$700/sq. ft.  
 Miami: \$642/sq. ft.

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 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Club @ Brickell Bay: 9%  
 Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Club @ Brickell Bay: 81 days  
 Miami: 86 days  
 Miami-Dade: 86 days

