

# Unit 3705 - Club @ Brickell Bay

3705 - 1200 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11682992
Status:	Active
Size:	740 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking,Valet Parking
View:	
List Price:	\$549,900
List PPSF:	\$743
Valuated Price:	\$510,000
Valuated PPSF:	\$689

*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:	54
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

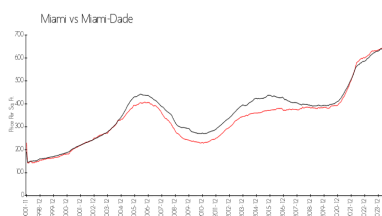
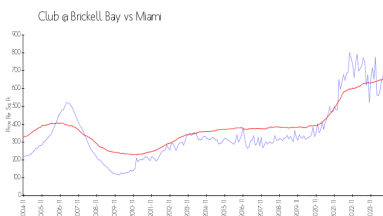
## Building Association Information

The Club at Brickell Bay Condo Association  
305.503.2400

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3024	1,232 sq ft	Nov 2024	\$815,000	\$662
3410	425 sq ft	Oct 2024	\$382,500	\$900
1721	825 sq ft	Oct 2024	\$475,000	\$576
3403	825 sq ft	Sep 2024	\$505,000	\$612
1516	425 sq ft	Sep 2024	\$350,000	\$824
3608	825 sq ft	Sep 2024	\$480,000	\$582
1805	740 sq ft	Sep 2024	\$435,000	\$588
3723	1,105 sq ft	Sep 2024	\$750,000	\$679
1823	1,105 sq ft	Sep 2024	\$760,000	\$688

## Market Information



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

Miami: \$642/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Club @ Brickell Bay	8%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Club @ Brickell Bay	81 days
Miami	87 days
Miami-Dade	86 days