

Unit 3505 - Plaza Brickell 851 (North Tower)

3505 - 950 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11718563
Status:	Active
Size:	1,101 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$850,000
List PPSF:	\$772
Valuated Price:	\$709,000
Valuated PPSF:	\$644

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:	559
Number of active listings for rent:	37
Number of active listings for sale:	16
Building inventory for sale:	2%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

Building Association Information

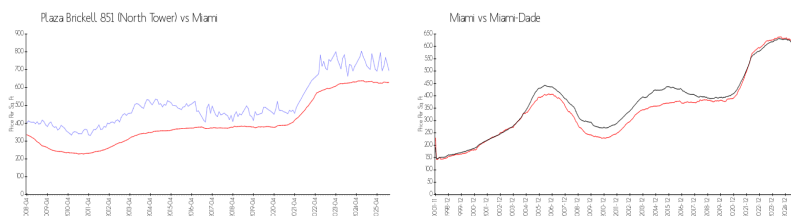
Plaza on Brickell Condo Association Tower I
786-220-5959

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4007	986 sq ft	Dec 2025	\$800,000	\$811
4707	986 sq ft	Dec 2025	\$820,000	\$832
2907	986 sq ft	Oct 2025	\$730,000	\$740
2607	986 sq ft	Sep 2025	\$675,000	\$685
2509	628 sq ft	Aug 2025	\$479,000	\$763
2909	628 sq ft	Aug 2025	\$450,000	\$717

Market Information

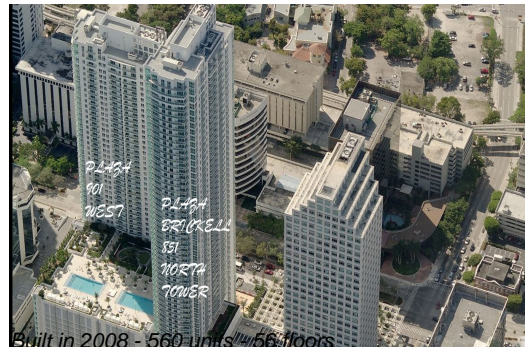


Plaza Brickell 851 (North Tower):	\$693/sq. ft.	Miami:	\$629/sq. ft.
Miami:	\$629/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Plaza Brickell 851 (North Tower)	3%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Plaza Brickell 851 (North Tower)	54 days
Miami	70 days
Miami-Dade	77 days