

# Unit 2504 - Club @ Brickell Bay

2504 - 1200 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11742616
Status:	Active
Size:	825 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$499,900
List PPSF:	\$606
Valuated Price:	\$437,000
Valuated PPSF:	\$530

*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:	25
Building inventory for sale:	3%
Number of sales over the last 12 months:	34
Number of sales over the last 6 months:	18
Number of sales over the last 3 months:	6

## Building Association Information

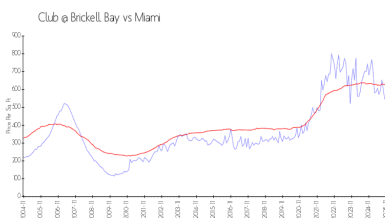
The Club at Brickell Bay Condo Association  
305.503.2400

<https://>

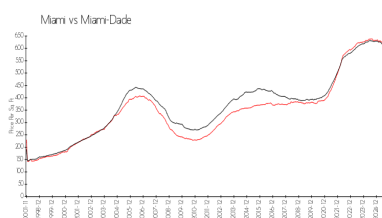
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2501	1,105 sq ft	Dec 2025	\$710,000	\$643
2821	825 sq ft	Dec 2025	\$440,000	\$533
2120	825 sq ft	Dec 2025	\$430,000	\$521
3414	818 sq ft	Oct 2025	\$420,000	\$513
3902	1,232 sq ft	Oct 2025	\$833,250	\$676
2321	825 sq ft	Oct 2025	\$450,000	\$545

## Market Information



Club @ Brickell Bay: \$546/sq. ft.  
Miami: \$629/sq. ft.

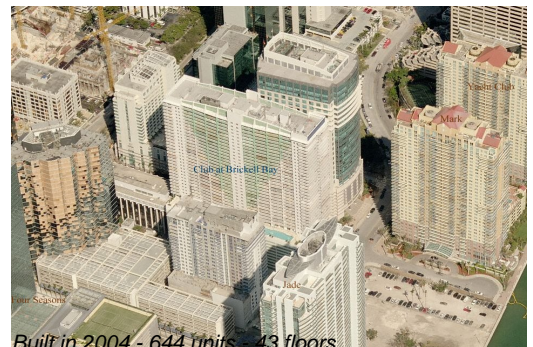


Miami: \$629/sq. ft.  
Miami-Dade: \$668/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Club @ Brickell Bay	88 days
Miami	70 days
Miami-Dade	77 days