

# Unit 2822 - Club @ Brickell Bay

2822 - 1200 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	F10454263
Status:	Active
Size:	825 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Other View
List Price:	\$489,000
List PPSF:	\$593
Valuated Price:	\$460,000
Valuated PPSF:	\$558

*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:	53
Building inventory for sale:	8%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	4

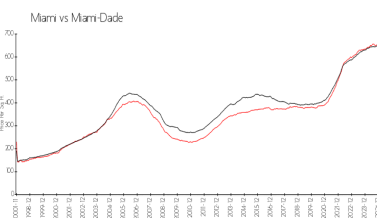
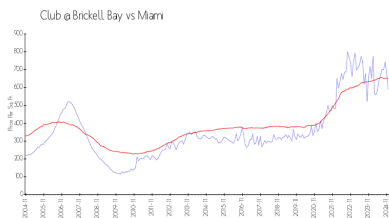
## Building Association Information

The Club at Brickell Bay Condo Association  
305.503.2400

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1701	1,105 sq ft	Jan 2025	\$845,000	\$765
4010	425 sq ft	Jan 2025	\$400,000	\$941
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

## Market Information



Club @ Brickell Bay:	\$586/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Club @ Brickell Bay	97 days
Miami	91 days
Miami-Dade	90 days

