

Unit 2506 - Club @ Brickell Bay

2506 - 1200 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

Unit Information

| | |
|-----------------|------------|
| MLS Number: | A11366697 |
| Status: | Active |
| Size: | 825 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$499,000 |
| List PPSF: | \$605 |
| Valuated Price: | \$548,000 |
| Valuated PPSF: | \$664 |

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: | 28 |
| Number of sales over the last 6 months: | 9 |
| Number of sales over the last 3 months: | 3 |

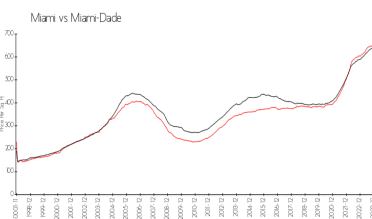
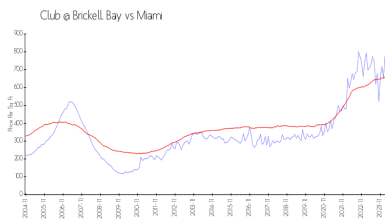
Building Association Information

The Club at Brickell Bay Condo Association
305.503.2400

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 3814 | 818 sq ft | May 2024 | \$490,000 | \$599 |
| 2412 | 818 sq ft | Mar 2024 | \$465,000 | \$568 |
| 3114 | 818 sq ft | Mar 2024 | \$499,000 | \$610 |
| 3701 | 1,105 sq ft | Feb 2024 | \$1,030,000 | \$932 |
| 2008 | 825 sq ft | Jan 2024 | \$497,000 | \$602 |

Market Information



Club @ Brickell Bay: \$622/sq. ft.
Miami: \$669/sq. ft.

Miami: \$669/sq. ft.
Miami-Dade: \$694/sq. ft.

Inventory for Sale

| | |
|---------------------|----|
| Club @ Brickell Bay | 9% |
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months



Club @ Brickell Bay
Miami
Miami-Dade

68 days
84 days
81 days