

# Unit 3603 - Jade Brickell

3603 - 1331 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11462355    |
| Status:         | Active       |
| Size:           | 1,730 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 3            |
| Half Bathrooms: |              |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$2,000,000  |
| List PPSF:      | \$1,156      |
| Valuated Price: | \$1,693,000  |
| Valuated PPSF:  | \$979        |

*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:                         | 338 |
| Number of active listings for rent:      | 16  |
| Number of active listings for sale:      | 16  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 14  |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 5   |

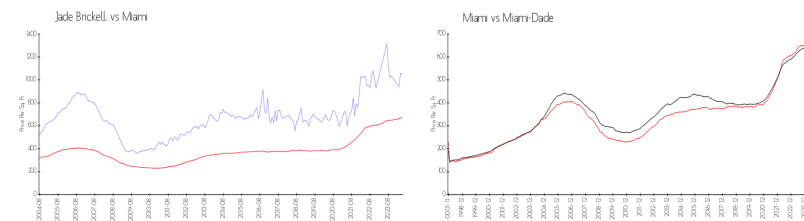
## Building Association Information

Jade at Brickell Bay Condominium  
(305) 533-1945

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 2701   | 1,878 sq ft | May 2024     | \$2,100,000 | \$1,118 |
| BL-43  | 1,640 sq ft | Apr 2024     | \$1,600,000 | \$976   |
| 3511   | 3,415 sq ft | Apr 2024     | \$3,975,000 | \$1,164 |
| 1008   | 1,529 sq ft | Mar 2024     | \$1,100,000 | \$719   |
| 1102   | 1,529 sq ft | Mar 2024     | \$1,025,000 | \$670   |

## Market Information

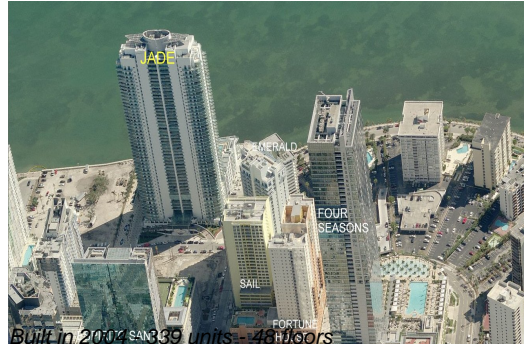


|                |                |             |               |
|----------------|----------------|-------------|---------------|
| Jade Brickell: | \$1054/sq. ft. | Miami:      | \$675/sq. ft. |
| Miami:         | \$675/sq. ft.  | Miami-Dade: | \$703/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| Jade Brickell | 5% |
| Miami         | 4% |
| Miami-Dade    | 3% |

## Avg. Time to Close Over Last 12 Months



Jade Brickell  
Miami  
Miami-Dade

70 days  
83 days  
81 days