

# Unit PH102 - Brickell Bay Club

PH102 - 2333 Brickell Av, Miami, FL, Miami-Dade 33129

## Unit Information

MLS Number: A11495643  
 Status: Active  
 Size: 1,460 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking,Valet Parking  
 View:  
 List Price: \$1,150,000  
 List PPSF: \$788  
 Valuated Price: \$902,000  
 Valuated PPSF: \$618

*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: 439  
 Number of active listings for rent: 9  
 Number of active listings for sale: 9  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

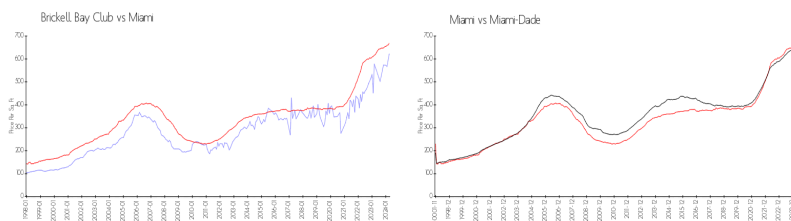
## Building Association Information

Brickell Bay Club Condominium Association Inc  
 (305) 856-2255

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1012	1,760 sq ft	Feb 2024	\$748,000	\$425
2212	1,460 sq ft	Dec 2023	\$665,000	\$455
1705	1,460 sq ft	Nov 2023	\$900,000	\$616
1116	1,460 sq ft	Nov 2023	\$740,000	\$507
1511	1,460 sq ft	Nov 2023	\$870,000	\$596

## Market Information

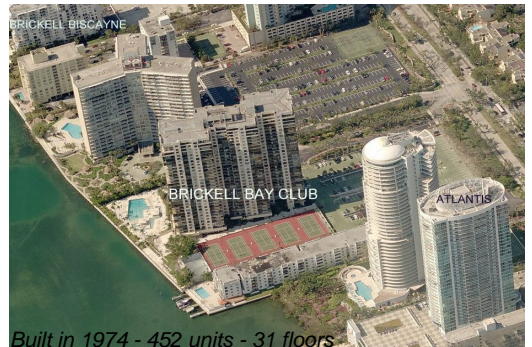


Brickell Bay Club: \$623/sq. ft.      Miami: \$669/sq. ft.  
 Miami: \$669/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Brickell Bay Club: 2%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Brickell Bay Club  
Miami  
Miami-Dade

43 days  
84 days  
81 days