

# Unit 1404 - Club @ Brickell Bay

1404 - 1200 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11518722
Status:	Active
Size:	825 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$680,000
List PPSF:	\$824
Valuated Price:	\$446,000
Valuated PPSF:	\$541

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

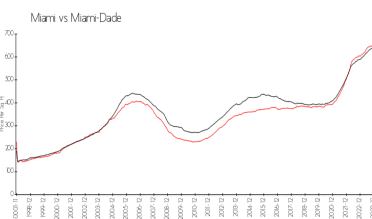
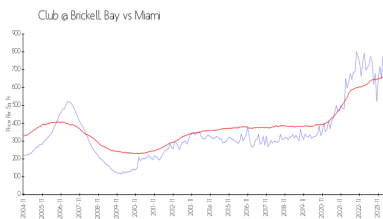
## Building Association Information

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

66 days  
84 days  
81 days