

# Unit 4401 - Brickell House

4401 - 1300 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11518763             |
| Status:         | Active                |
| Size:           | 6,521 Sq ft.          |
| Bedrooms:       | 5                     |
| Full Bathrooms: | 6                     |
| Half Bathrooms: | 2                     |
| Parking Spaces: |                       |
| View:           | Ocean View,Water View |
| Rental Price:   | \$80,000              |
| List PPSF:      | \$12                  |
| Valuated Price: | \$9,396,000           |
| Valuated PPSF:  | \$1,441               |

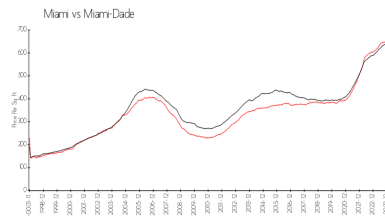
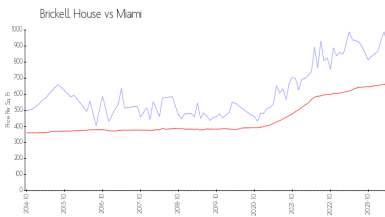


*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

|  |     |
|--|-----|
| Number of units:                         | 374 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 5   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 15  |
| Number of sales over the last 6 months:  | 8   |
| Number of sales over the last 3 months:  | 3   |

## Market Information



|                 |               |             |               |
|-----------------|---------------|-------------|---------------|
| Brickell House: | \$896/sq. ft. | Miami:      | \$669/sq. ft. |
| Miami:          | \$669/sq. ft. | Miami-Dade: | \$694/sq. ft. |

## Inventory for Sale

|                |    |
|----------------|----|
| Brickell House | 1% |
| Miami          | 4% |
| Miami-Dade     | 3% |

## Avg. Time to Close Over Last 12 Months

|                |          |
|----------------|----------|
| Brickell House | 118 days |
| Miami          | 84 days  |
| Miami-Dade     | 81 days  |