

# Unit 344 - Four Ambassadors 3

344 - 825 Brickell Bay Dr, Miami, FL, Miami-Dade 33131



## Unit Information

MLS Number:	A11555121
Status:	Active
Size:	940 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$370,000
List PPSF:	\$394
Valuated Price:	\$377,000
Valuated PPSF:	\$401

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:	171
Number of active listings for rent:	2
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2



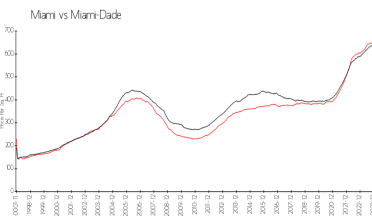
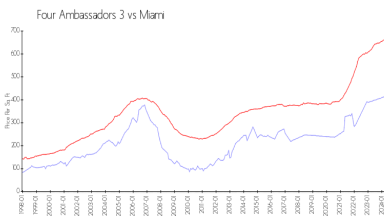
## Building Association Information

Four Ambassadors Association INC  
Homeowners association (305) 374-6270

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1449	580 sq ft	Apr 2024	\$225,000	\$388
847	990 sq ft	Apr 2024	\$375,000	\$379
1044	990 sq ft	Dec 2023	\$390,000	\$394
747	990 sq ft	Dec 2023	\$364,000	\$368
1947	990 sq ft	Sep 2023	\$385,000	\$389

## Market Information



Four Ambassadors 3:	\$416/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Four Ambassadors 3	2%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Four Ambassadors 3

Miami

Miami-Dade

41 days

84 days

81 days