Unit 1802 - Brickell House

1802 - 1300 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11562178
Status:	Active
Size:	1,012 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	$870,000
List PPSF:	$860
Valuated Price:	$764,000
Valuated PPSF:	$755

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.
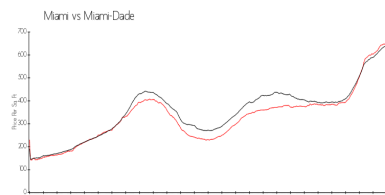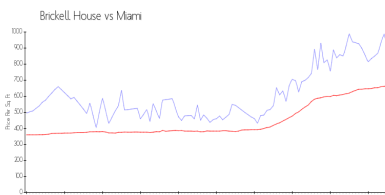

Built in 2014 - 374 units - 45 floors

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3106	1,308 sq ft	May 2024	$1,200,000	$917
3201	969 sq ft	May 2024	$808,000	$834
3202	1,308 sq ft	Mar 2024	$1,250,000	$956
2905	1,076 sq ft	Feb 2024	$1,042,000	$968
2202	1,012 sq ft	Jan 2024	$790,000	$781
3207	969 sq ft	Jan 2024	$835,000	$862

Market Information

Brickell House:	$896/sq. ft.		Miami:	$669/sq. ft.
Miami:	$669/sq. ft.		Miami-Dade:	$695/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