

Unit 1705 - Club @ Brickell Bay

1705 - 1200 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11563791
Status:	Active Under Contract
Size:	740 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Street Parking,Valet Parking
View:	
List Price:	\$495,000
List PPSF:	\$669
Valuated Price:	\$334,000
Valuated PPSF:	\$451

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:	52
Building inventory for sale:	8%
Number of sales over the last 12 months:	25
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	3

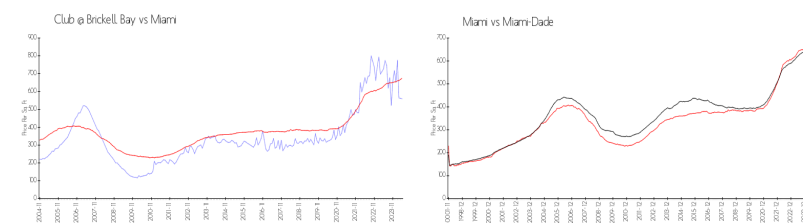
Building Association Information

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

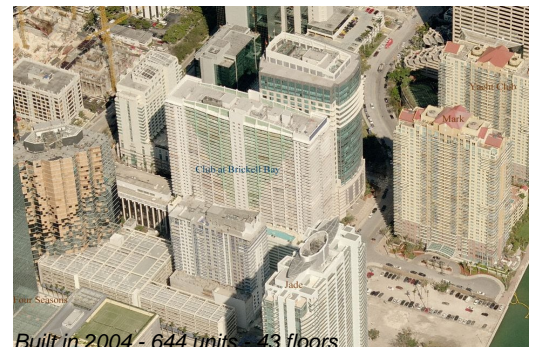


Club @ Brickell Bay:	\$559/sq. ft.	Miami:	\$675/sq. ft.
Miami:	\$675/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Club @ Brickell Bay	8%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Club @ Brickell Bay	68 days
Miami	83 days
Miami-Dade	81 days