

# Unit 1521 - Club @ Brickell Bay

1521 - 1200 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | A11572041  |
| Status:         | Active     |
| Size:           | 825 Sq ft. |
| Bedrooms:       | 1          |
| Full Bathrooms: | 1          |
| Half Bathrooms: |            |
| Parking Spaces: | 1 Space    |
| View:           |            |
| List Price:     | \$479,000  |
| List PPSF:      | \$581      |
| Valuated Price: | \$406,000  |
| Valuated PPSF:  | \$492      |

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: | 27  |
| Number of sales over the last 6 months:  | 9   |
| Number of sales over the last 3 months:  | 3   |

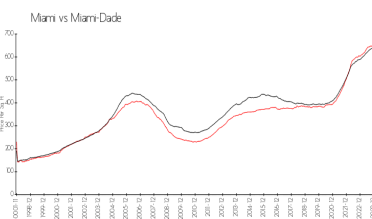
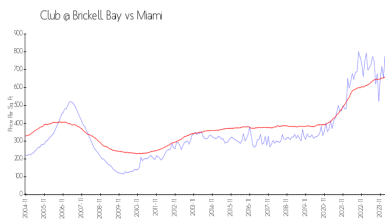
## Building Association Information

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: \$695/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

68 days  
84 days  
81 days