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JADE
AT BRICKELL BAY

SALES REPORT



Jade at Brickell Bay –
1331 Brickell Bay Dr, Miami, FL 33131

SALES PERFORMANCE ANALYSIS
FOR JADE AT BRICKELL BAY.

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UNIT TYPE

SUMMARY BREAKDOWN

MLS DATA

JADE AT BRICKELL BAY _ AVAILABILITY REPORT 11/3/2026			
	#units	**AVERAGE $ / SQ.FT.**	
1 BEDS	7	$831	**39%**
2 BEDS	6	$1,046	**33%**
3 BEDS	3	$1,196	**17%**
4 BEDS	2	$1,372	**11%**
Available	**18**		**100%**
Total Units	338	**5.3%**	
ALL INVENTORY		**$1,023** AVERAGE $ / SQ.FT.	

PRICING

	FROM	**TO**
1 Beds	$599,900	$1,350,000
2 Beds	$1,425,000	$2,139,000
3 Beds	$2,375,000	$2,790,000
4 Beds	$4,950,000	$4,995,000

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1 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
1004	1	1	895	$670	147	**$599,900**
606	1	1	895	$838	26	**$750,000**
406	1	1	895	$838	131	**$750,000**
904	1	1	895	$844	118	**$755,000**
1504	1	1	895	$866	513	**$775,000**
611	1	2	1,293	$811	75	**$1,049,000**
BL-26	1	2	1,424	$948	111	**$1,350,000**
AVERAGE				**$831**	**160**	

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2 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
2602	2	2	1,529	$932	8	**$1,425,000**
901	2	2.5	1,878	$903	26	**$1,695,000**
911	2	2.5	1,878	$1,038	395	**$1,950,000**
2801	2	2.5	1,878	$1,049	104	**$1,970,000**
1901	2	2.5	1,878	$1,118	245	**$2,100,000**
1609	2	3	1,730	$1,236	319	**$2,139,000**
AVERAGE				**$1,046**	**183**	

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3 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
3607	3	3	2,130	$1,115	511	**$2,375,000**
2805	3	3	2,130	$1,162	86	**$2,475,000**
2907	3	3	2,130	$1,310	305	**$2,790,000**
AVERAGE				**$1,196**	**301**	

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4 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
3011	4	4.5	3,415	$1,449	1	**$4,950,000**
4605	4	4.5	3,860	$1,294	274	**$4,995,000**
AVERAGE				**$1,372**	**138**	

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RECENT SALES

CLOSED SALES (LAST 360 DAYS)

MLS DATA

2 BEDROOM SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
1109	2	1,730	$1,695,000	**$1,650,000**	97.3%	09/25/2026
BL-33	2	1,364	$1,590,000	**$1,530,000**	96.2%	10/09/2026
903	2	1,730	$1,599,000	**$1,491,750**	93.3%	10/13/2026
2802	2	1,529	$1,345,000	**$1,200,000**	89.2%	06/15/2026

3 BEDROOM SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
3007	3	2,130	$2,850,000	**$2,650,000**	93.0%	05/12/2026

4 BEDROOM SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
3811	4	3,415	$4,350,000	**$4,200,000**	96.6%	07/06/2026
3311	4	3,415	$3,795,000	**$3,700,000**	97.5%	10/01/2026

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HISTORY INVENTORY

HISTORY INVENTORY AVERAGE $ x Square Feet

August 25th 2026 ($1,055)

September 30th 2026 ($1,042)

October 31st 2026 ($984)

November 3rd, 2026 ($1,023)

WORK WITH A TRUSTED EXPERT

GET IN TOUCH

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