

Unit 3009 - Brickell Heights East

3009 - 45 SW 9 St, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11523654
Status:	Active
Size:	738 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$820,000
List PPSF:	\$1,111
Valuated Price:	\$562,000
Valuated PPSF:	\$762

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:	358
Number of active listings for rent:	0
Number of active listings for sale:	23
Building inventory for sale:	6%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	6

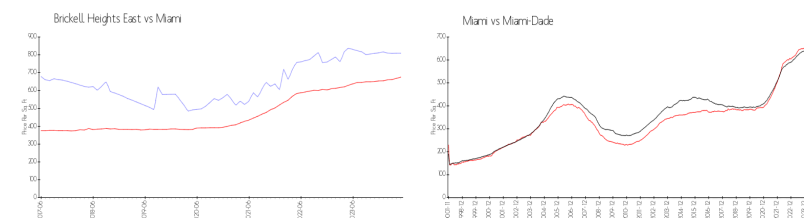
Building Association Information

Brickell Heights Condominium Association
Address: 55 SW 9th St,
Miami, FL 33130,
Phone: +1 786-374-2088

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH4801	2,294 sq ft	May 2024	\$2,249,000	\$980
3010	756 sq ft	May 2024	\$590,000	\$780
4406	1,364 sq ft	May 2024	\$1,130,000	\$828
2303		Mar 2024	\$910,000	
3209	738 sq ft	Mar 2024	\$560,000	\$759
4509	1,500 sq ft	Mar 2024	\$1,150,000	\$767

Market Information

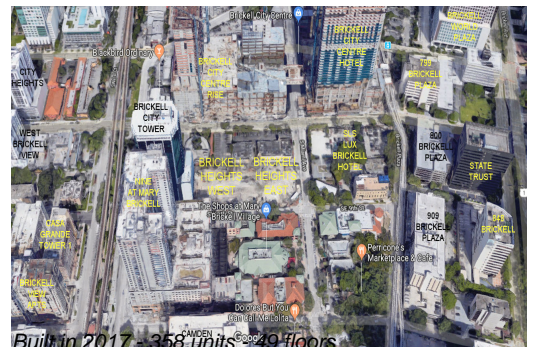


Brickell Heights East: \$809/sq. ft.
Miami: \$675/sq. ft.

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Miami-Dade: \$703/sq. ft.

Inventory for Sale

Brickell Heights East	6%
Miami	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Brickell Heights East	114 days
Miami	83 days
Miami-Dade	81 days