

Unit 4403 - Brickell Heights East

4403 - 45 SW 9 St, Miami, FL, Miami-Dade 33130

Unit Information

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|-----------------|--------------------------------|
| MLS Number: | A11532428 |
| Status: | Active |
| Size: | 1,419 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | |
| Parking Spaces: | Covered Parking, Valet Parking |
| View: | |
| List Price: | \$1,380,000 |
| List PPSF: | \$973 |
| Valuated Price: | \$1,346,000 |
| Valuated PPSF: | \$949 |

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

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|--|-----|
| Number of units: | 358 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 19 |
| Building inventory for sale: | 5% |
| 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 |

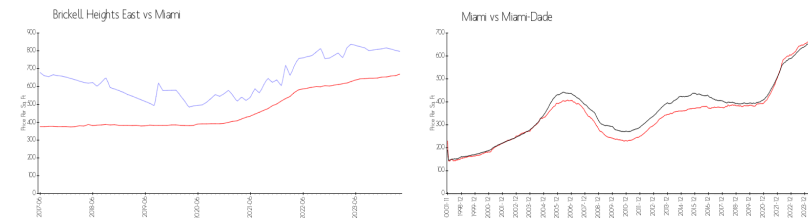
Building Association Information

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 |
| 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 |

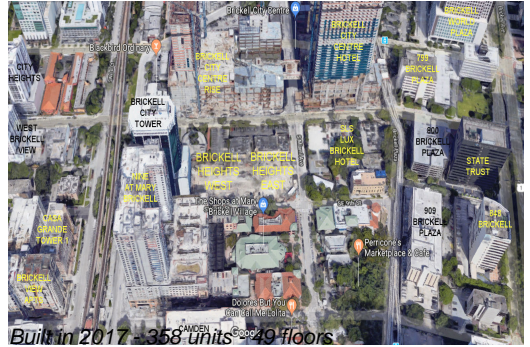
Market Information



| | | | |
|------------------------|---------------|-------------|---------------|
| Brickell Heights East: | \$797/sq. ft. | Miami: | \$669/sq. ft. |
| Miami: | \$669/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|-----------------------|----|
| Brickell Heights East | 5% |
| Miami | 4% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|-----------------------|----------|
| Brickell Heights East | 112 days |
| Miami | 84 days |
| Miami-Dade | 81 days |