

# Unit 2304 - Brickell Heights East

2304 - 45 SW 9 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11567843  
 Status: Active  
 Size: 843 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View: Other View  
 Rental Price: \$4,100  
 List PPSF: \$5  
 Valuated Price: \$590,000  
 Valuated PPSF: \$700

*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.*

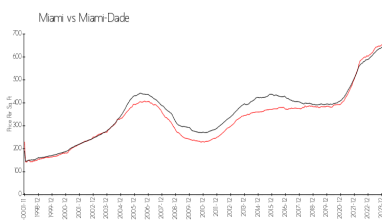
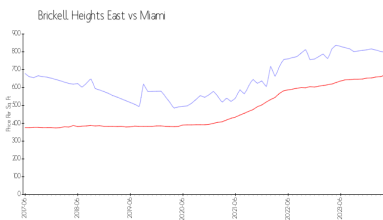
## Building Information

Number of units: 358  
 Number of active listings for rent: 0  
 Number of active listings for sale: 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

## Market Information



Brickell Heights East: \$797/sq. ft.  
 Miami: \$669/sq. ft.

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 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

