

Unit 4603 - Brickell Heights East

4603 - 45 SW 9 St, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11561272
Status:	Active
Size:	1,356 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$1,300,000
List PPSF:	\$959
Valuated Price:	\$1,312,000
Valuated PPSF:	\$968

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

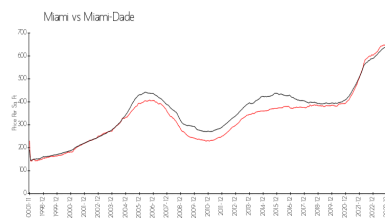
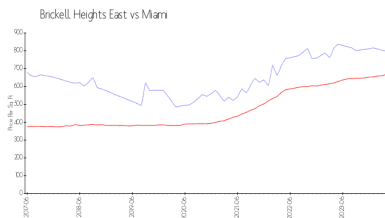
Building Association Information

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

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

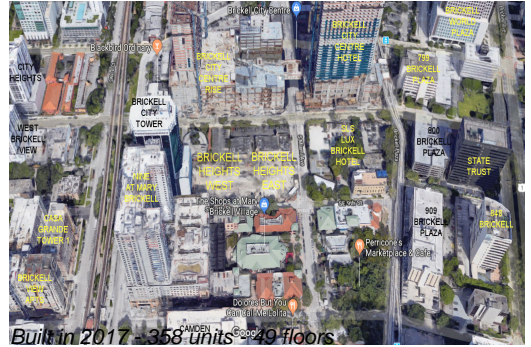


Brickell Heights East: \$797/sq. ft.
 Miami: \$669/sq. ft.

Miami: \$669/sq. ft.
 Miami-Dade: \$695/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