

# Unit 2203 - Brickell Heights East

2203 - 45 SW 9 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11558052  
 Status: Active  
 Size: 1,121 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Additional Spaces Available, Valet Parking

View:  
 List Price: \$940,000  
 List PPSF: \$839  
 Valuated Price: \$932,000  
 Valuated PPSF: \$831

*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

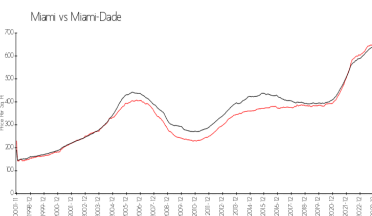
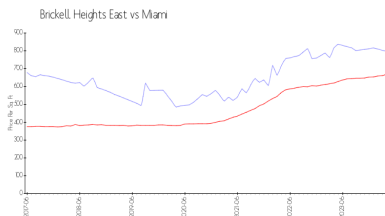
## Building Association Information

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

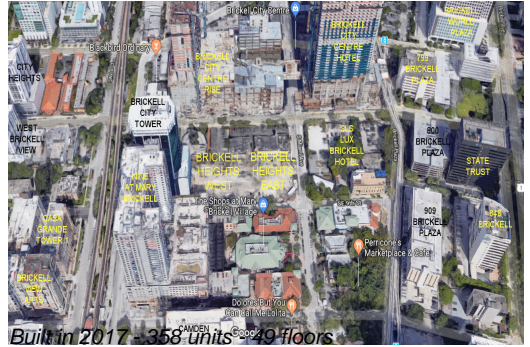


Brickell Heights East: \$797/sq. ft.  
 Miami: \$669/sq. ft.

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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