

Unit 4101 - Brickell Heights East

4101 - 45 SW 9 St, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11566130
 Status: Active
 Size: 1,515 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$1,250,000
 List PPSF: \$825
 Valuated Price: \$1,268,000
 Valuated PPSF: \$837

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

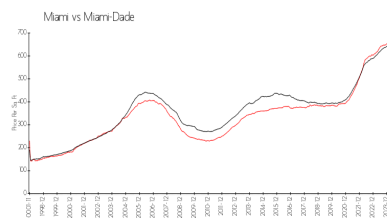
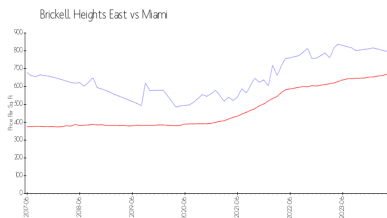
Building Association Information

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

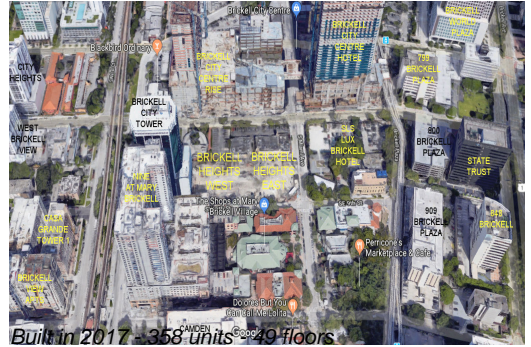


Brickell Heights East: \$797/sq. ft.
 Miami: \$669/sq. ft.

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