

# Unit 2608 - Brickell Heights West

2608 - 55 SW 9 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11394311  
 Status: Active  
 Size: 788 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$750,000  
 List PPSF: \$952  
 Valuated Price: \$624,000  
 Valuated PPSF: \$792

*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: 332  
 Number of active listings for rent: 0  
 Number of active listings for sale: 11  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 2

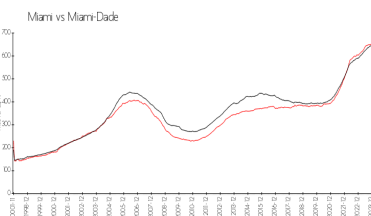
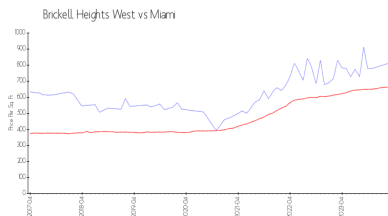
## Building Association Information

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
2705	826 sq ft	Mar 2024	\$629,000	\$762
2507	596 sq ft	Feb 2024	\$514,000	\$862
4001	1,290 sq ft	Dec 2023	\$1,000,000	\$775
2301	926 sq ft	Dec 2023	\$820,000	\$886
3602	609 sq ft	Dec 2023	\$502,000	\$824
1106	1,053 sq ft	Dec 2023	\$775,000	\$736

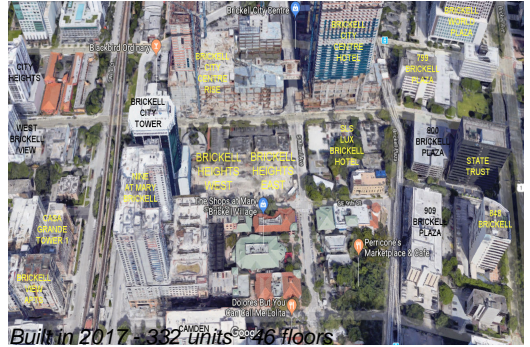
## Market Information



Brickell Heights West:	\$813/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Brickell Heights West: 3%  
 Miami: 4%  
 Miami-Dade: 3%



**Avg. Time to Close Over Last 12 Months**

Brickell Heights West	170 days
Miami	84 days
Miami-Dade	81 days