

# Unit 2509 - Brickell Heights West

2509 - 55 SW 9 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11478685
Status:	Active
Size:	684 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$585,000
List PPSF:	\$855
Valuated Price:	\$511,000
Valuated PPSF:	\$747

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

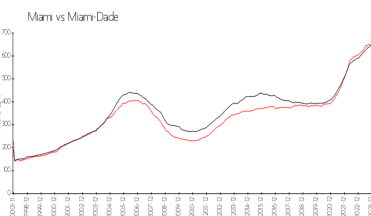
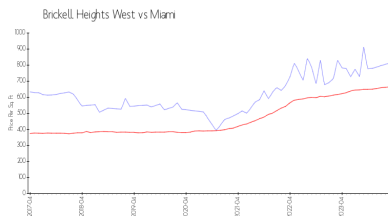
## Building Association Information

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

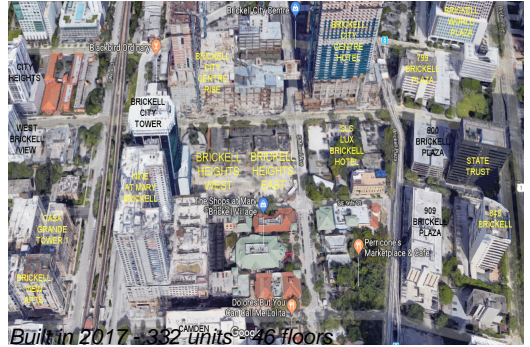
## Market Information



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