

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: | \$502,000 |
| Valuated PPSF: | \$734 |

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

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|--|-----|
| 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: | 18 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 2 |

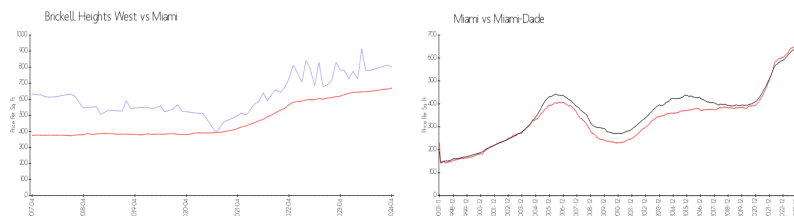
Building Association Information

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 |

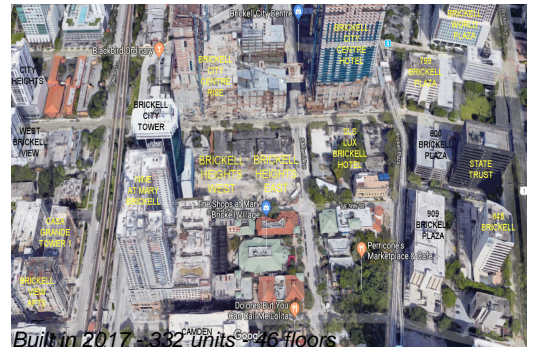
Market Information



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|------------------------|---------------|-------------|---------------|
| Brickell Heights West: | \$800/sq. ft. | Miami: | \$669/sq. ft. |
| Miami: | \$669/sq. ft. | Miami-Dade: | \$698/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 |