

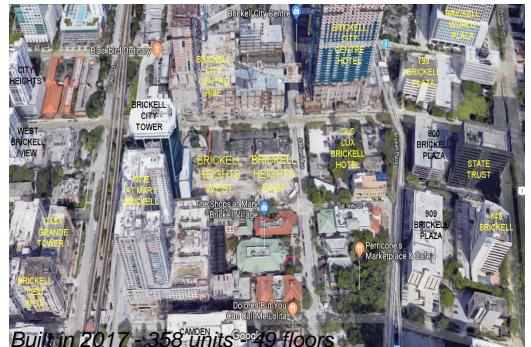
Unit 3009 - Brickell Heights East

3009 - 45 SW 9 St, Miami, FL, Miami-Dade 33130

Unit Information

| | |
|-----------------|---------------------------------------|
| MLS Number: | A11523654 |
| Status: | Active |
| Size: | 738 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Covered Parking,Valet Parking |
| View: | |
| List Price: | \$820,000 |
| List PPSF: | \$1,111 |
| Valuated Price: | \$554,000 |
| Valuated PPSF: | \$751 |

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: | 20 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 21 |
| Number of sales over the last 6 months: | 12 |
| Number of sales over the last 3 months: | 5 |

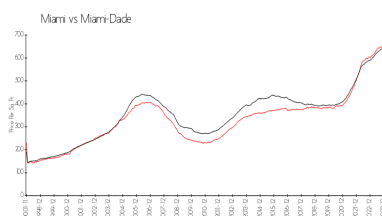
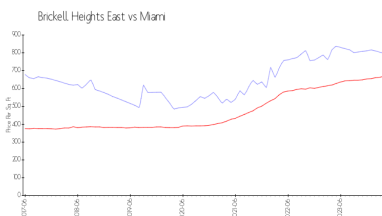
Building Association Information

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 |
|--------|-------------|--------------|-------------|-------|
| 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 |
| 3107 | 620 sq ft | Feb 2024 | \$585,000 | \$944 |
| 2207 | 620 sq ft | Feb 2024 | \$520,000 | \$839 |

Market Information



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

| | |
|-------------|---------------|
| Miami: | \$669/sq. ft. |
| Miami-Dade: | \$698/sq. ft. |

Inventory for Sale

| | |
|-----------------------|----|
| Brickell Heights East | 6% |
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------------|----------|
| Brickell Heights East | 113 days |
| Miami | 84 days |
| Miami-Dade | 81 days |