

# Unit 4801 - Brickell Heights East

4801 - 45 SW 9 St, Miami, FL, Miami-Dade 33130

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | A11526402   |
| Status:         | Pending   |
| Size:           | 2,294 Sq ft.                                      |
| Bedrooms:       | 4   |
| Full Bathrooms: | 4   |
| Half Bathrooms: | 1   |
| Parking Spaces: | 2 Or More Spaces,Assigned<br>Parking,Space Rented |
| View:           |   |
| List Price:     | \$2,249,000                                       |
| List PPSF:      | \$980   |
| Valuated Price: | \$2,059,000                                       |
| Valuated PPSF:  | \$898   |

*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: | 22  |
| Number of sales over the last 6 months:  | 13  |
| Number of sales over the last 3 months:  | 6   |

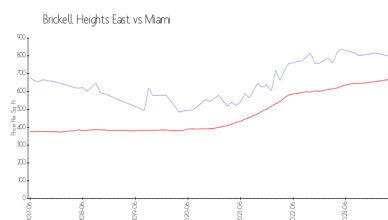
## Building Association Information

Brickell Heights Condominium Association  
Address: 55 SW 9th St,  
Miami, FL 33130,  
Phone: +1 786-374-2088

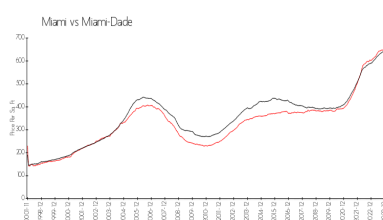
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 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 |
| 3107   | 620 sq ft   | Feb 2024     | \$585,000   | \$944 |
| 2207   | 620 sq ft   | Feb 2024     | \$520,000   | \$839 |

## Market Information



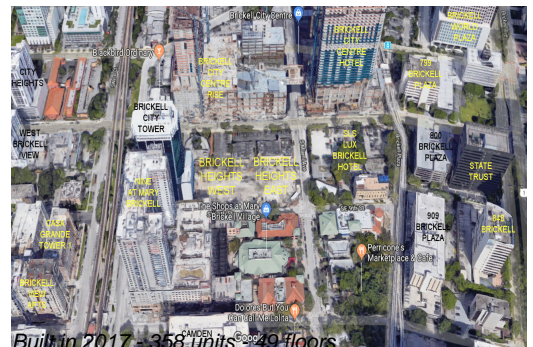
Brickell Heights East: \$797/sq. ft.  
Miami: \$669/sq. ft.



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 | 110 days |
| Miami                 | 84 days  |
| Miami-Dade            | 81 days  |