

Unit 4504 - Brickell Heights East

4504 - 45 SW 9 St, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11527660
 Status: Pending
 Size: 1,723 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 4
 Half Bathrooms: 4
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View:
 List Price: \$1,575,000
 List PPSF: \$914
 Valuated Price: \$1,501,000
 Valuated PPSF: \$871

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

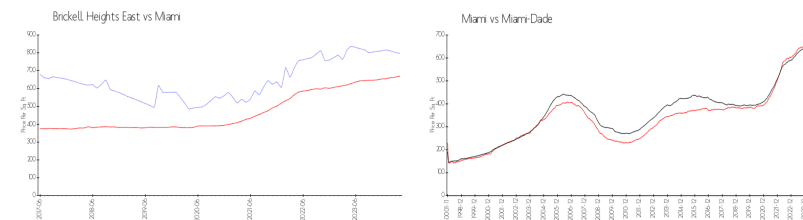
Building Association Information

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