

# Unit 3409 - Brickell Heights West

3409 - 55 SW 9 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11534324
Status:	Active
Size:	684 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$565,000
List PPSF:	\$826
Valuated Price:	\$549,000
Valuated PPSF:	\$803

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

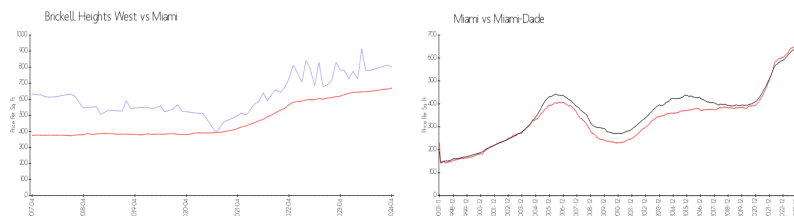
## Building Association Information

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

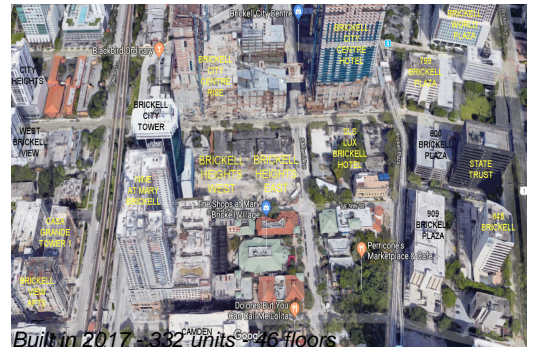
## Market Information



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