

# Unit 3506 - Brickell Heights East

3506 - 45 SW 9 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11548607
Status:	Active
Size:	1,048 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$940,000
List PPSF:	\$897
Valuated Price:	\$855,000
Valuated PPSF:	\$816

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:	12
Number of sales over the last 3 months:	6

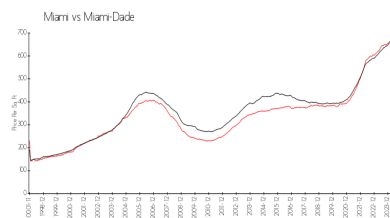
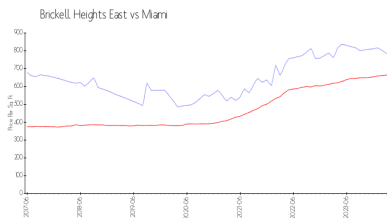
## Building Association Information

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
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

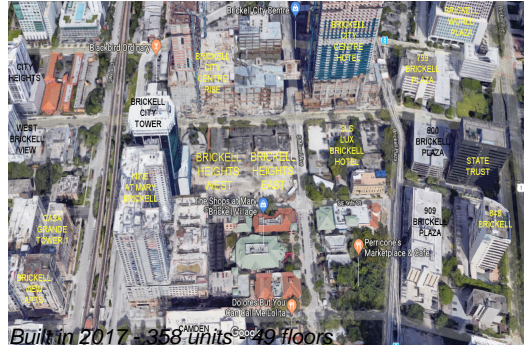


Brickell Heights East: \$785/sq. ft.  
 Miami: \$665/sq. ft.

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 Miami-Dade: \$703/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	109 days
Miami	84 days
Miami-Dade	81 days