

# Unit 3306 - Brickell Heights East

3306 - 45 SW 9 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11555532
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:	\$935,000
List PPSF:	\$892
Valuated Price:	\$851,000
Valuated PPSF:	\$812

*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

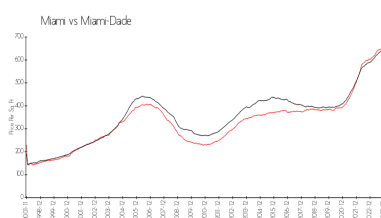
## Recent Sales

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



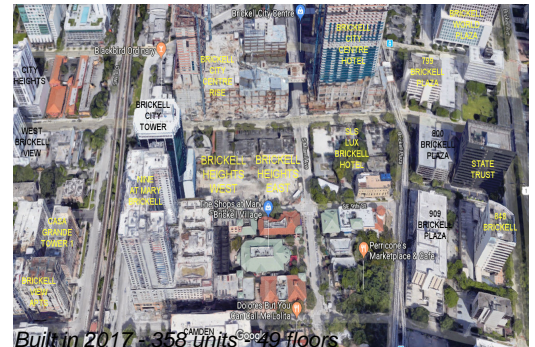
Brickell Heights East: \$797/sq. ft.  
Miami: \$669/sq. ft.



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