

# Unit 2703 - Brickell Heights West

2703 - 55 SW 9 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11582836  
 Status: Active  
 Size: 1,026 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$975,000  
 List PPSF: \$950  
 Valuated Price: \$832,000  
 Valuated PPSF: \$811

*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: 19  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

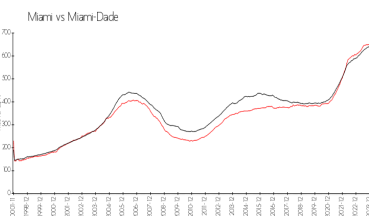
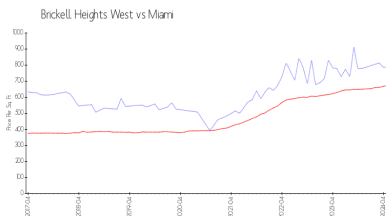
## Building Association Information

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
3702	609 sq ft	May 2024	\$500,000	\$821
3903	1,238 sq ft	May 2024	\$1,070,000	\$864
2808	788 sq ft	May 2024	\$675,000	\$857
2705	826 sq ft	Mar 2024	\$629,000	\$762
2507	596 sq ft	Feb 2024	\$514,000	\$862

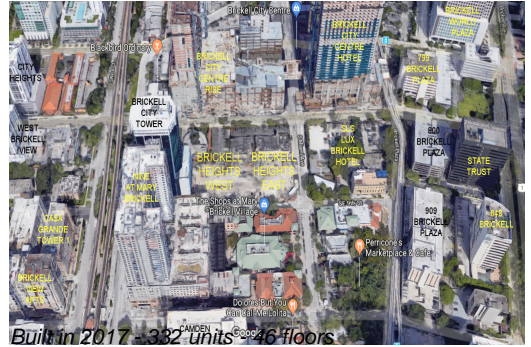
## Market Information



Brickell Heights West:	\$788/sq. ft.	Miami:	\$673/sq. ft.
Miami:	\$673/sq. ft.	Miami-Dade:	\$705/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	159 days
Miami	83 days
Miami-Dade	82 days