

# Unit 4303 - Brickell Heights East

4303 - 45 SW 9 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11591790
Status:	Active
Size:	1,447 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces, Open Space Parking
View:	
List Price:	\$1,380,000
List PPSF:	\$954
Valuated Price:	\$1,294,000
Valuated PPSF:	\$894

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:	23
Building inventory for sale:	6%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	2

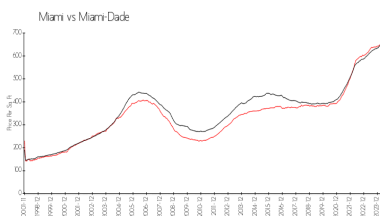
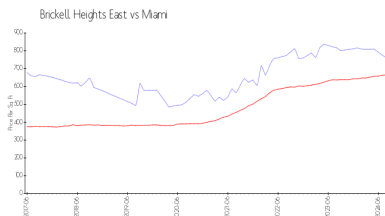
## Building Association Information

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
4704		Aug 2024	\$1,540,000	
4201	1,515 sq ft	Aug 2024	\$1,150,000	\$759
LPH4504	1,723 sq ft	May 2024	\$1,485,000	\$862
PH4801	2,294 sq ft	May 2024	\$2,249,000	\$980
3010	756 sq ft	May 2024	\$590,000	\$780
4406	1,364 sq ft	May 2024	\$1,130,000	\$828

## Market Information

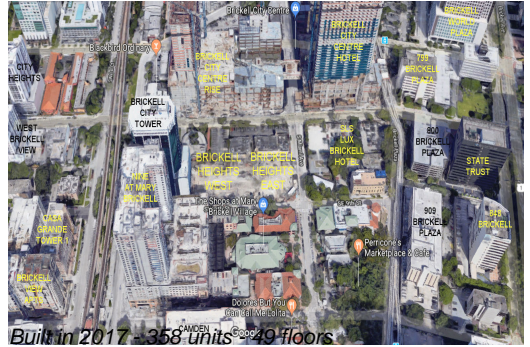


Brickell Heights East: \$758/sq. ft.  
 Miami: \$665/sq. ft.

Miami: \$665/sq. ft.  
 Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Brickell Heights East	6%
Miami	4%
Miami-Dade	4%



**Avg. Time to Close Over Last 12 Months**

Brickell Heights East	122 days
Miami	85 days
Miami-Dade	84 days