

# Unit 2305 - Brickell Heights West

2305 - 55 SW 9 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11601955
Status:	Active
Size:	826 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$618,000
List PPSF:	\$748
Valuated Price:	\$579,000
Valuated PPSF:	\$701

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:	18
Building inventory for sale:	5%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

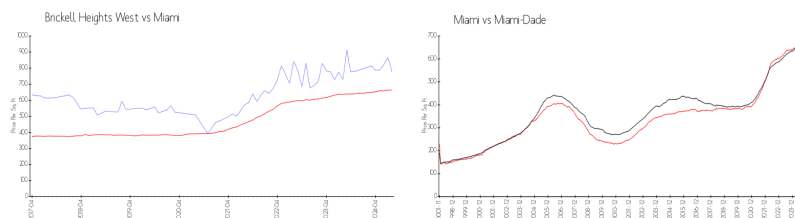
## Building Association Information

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
1708	788 sq ft	Jul 2024	\$675,000	\$857
2110	776 sq ft	Jul 2024	\$525,000	\$677
2608	788 sq ft	Jun 2024	\$700,000	\$888
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

## Market Information

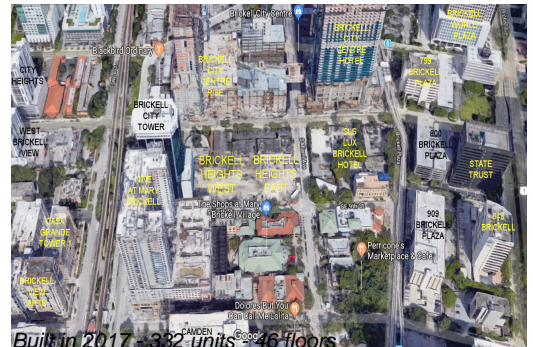


Brickell Heights West:	\$779/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Brickell Heights West	5%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Brickell Heights West	172 days
Miami	85 days
Miami-Dade	85 days