

Unit 2205 - Brickell Heights East

2205 - 45 SW 9 St, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11603179
Status:	Active
Size:	852 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Additional Spaces Available
View:	
List Price:	\$685,000
List PPSF:	\$804
Valuated Price:	\$587,000
Valuated PPSF:	\$689

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:	24
Building inventory for sale:	6%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	6

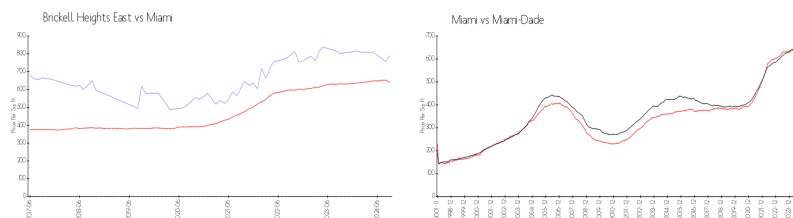
Building Association Information

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
3705	852 sq ft	Oct 2024	\$650,000	\$763
3909	738 sq ft	Oct 2024	\$557,000	\$755
4403	1,419 sq ft	Sep 2024	\$1,175,000	\$828
1906	1,048 sq ft	Sep 2024	\$825,000	\$787
4704		Aug 2024	\$1,540,000	
4201	1,515 sq ft	Aug 2024	\$1,150,000	\$759

Market Information



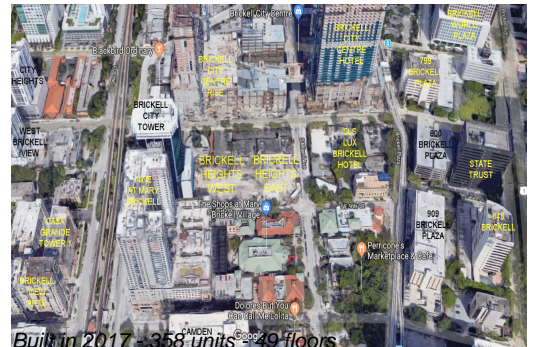
Brickell Heights East:	\$792/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Brickell Heights East	7%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Brickell Heights East	112 days
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Miami
Miami-Dade

86 days
85 days