

# Unit 2609 - Brickell Heights West

2609 - 55 SW 9 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11606799
Status:	Active
Size:	684 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$520,000
List PPSF:	\$760
Valuated Price:	\$500,000
Valuated PPSF:	\$731

*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

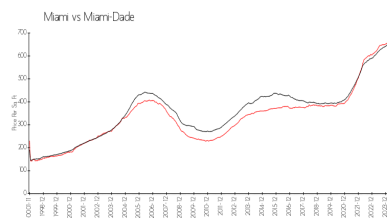
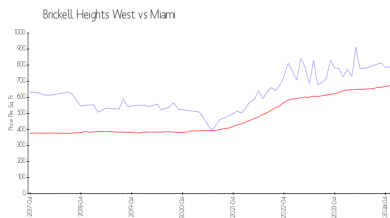
## Building Association Information

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

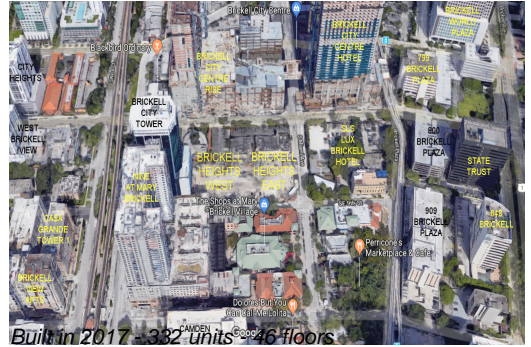
## Market Information



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