

# Unit 2608 - Brickell Heights East

2608 - 45 SW 9 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11621726
Status:	Active
Size:	924 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$925,000
List PPSF:	\$1,001
Valuated Price:	\$666,000
Valuated PPSF:	\$721

*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:	19
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	3

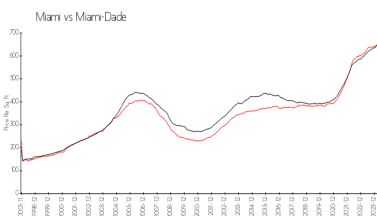
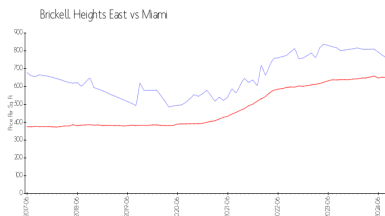
## Building Association Information

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

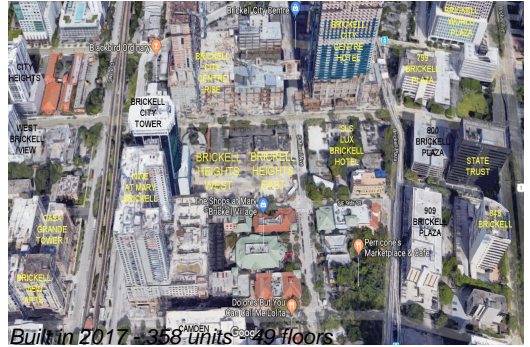


Brickell Heights East: \$758/sq. ft.  
 Miami: \$650/sq. ft.

Miami: \$650/sq. ft.  
 Miami-Dade: \$697/sq. ft.

## Inventory for Sale

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



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

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