

Unit 4703 - Brickell Heights East

4703 - 45 SW 9 St, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11629954
Status:	Active
Size:	1,287 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,300,000
List PPSF:	\$1,010
Valuated Price:	\$1,250,000
Valuated PPSF:	\$971

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:	5

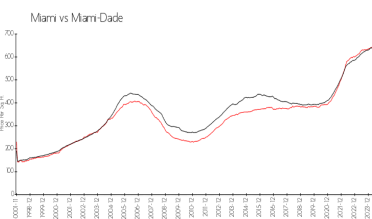
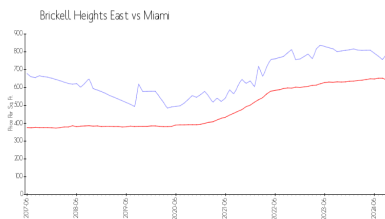
Building Association Information

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
PH4806	2,477 sq ft	Nov 2024	\$2,350,000	\$949
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

Market Information



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

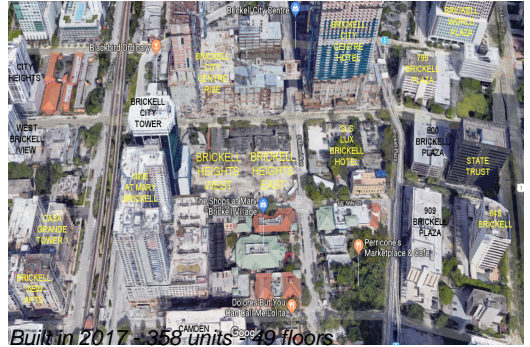
Miami: \$642/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Brickell Heights East	122 days
Miami	87 days



Miami-Dade

86 days