

# Unit 3503 - Brickell Heights West

3503 - 55 SW 9 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11634327  
 Status: Active  
 Size: 1,026 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$920,000  
 List PPSF: \$897  
 Valuated Price: \$873,000  
 Valuated PPSF: \$851

*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: 21  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

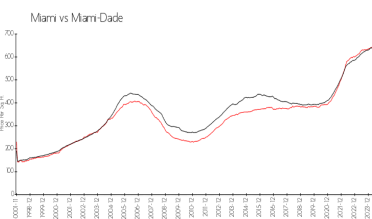
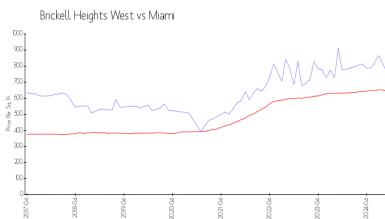
## Building Association Information

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
3108	788 sq ft	Nov 2024	\$690,000	\$876
2804	851 sq ft	Oct 2024	\$639,000	\$751
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

## Market Information



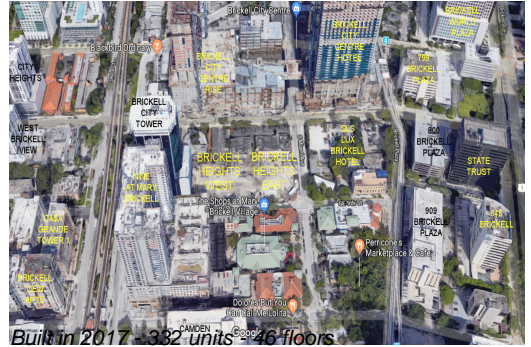
Brickell Heights West:	\$763/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Brickell Heights West: 6%  
 Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Brickell Heights West: 164 days



Miami  
Miami-Dade

87 days  
86 days