

# Unit 3506 - Brickell Heights East

3506 - 45 SW 9 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11635647
Status:	Pending
Size:	1,048 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$889,000
List PPSF:	\$848
Valuated Price:	\$862,000
Valuated PPSF:	\$823

*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

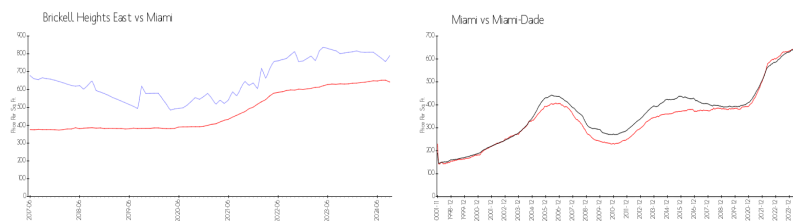
## Building Association Information

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
4106	1,364 sq ft	Nov 2024	\$1,100,000	\$806
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



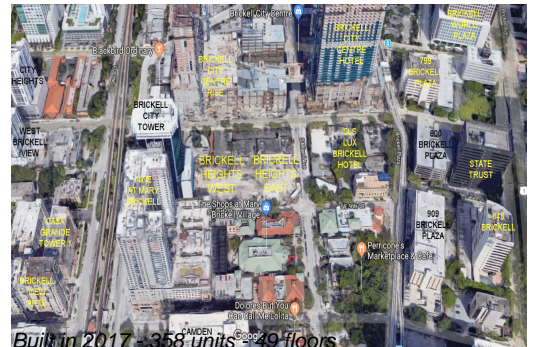
Brickell Heights East:	\$792/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Brickell Heights East	121 days
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Miami  
Miami-Dade

87 days  
87 days