

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

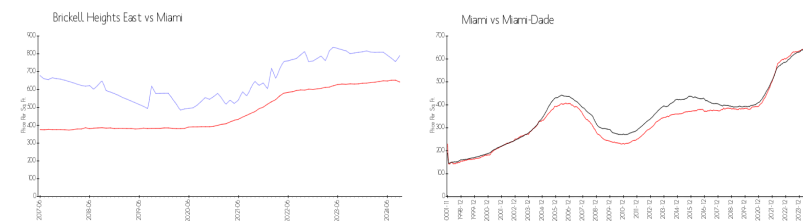
Building Association Information

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



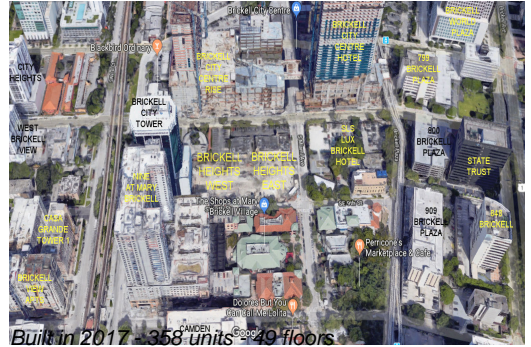
Brickell Heights East: \$792/sq. ft.
 Miami: \$642/sq. ft.
 Miami: \$642/sq. ft.
 Miami-Dade: \$694/sq. ft.

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



Miami
Miami-Dade

87 days
87 days