

# Unit 1706 - Brickell Heights West

1706 - 55 SW 9 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11657907
Status:	Active
Size:	1,053 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$880,000
List PPSF:	\$836
Valuated Price:	\$715,000
Valuated PPSF:	\$679

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

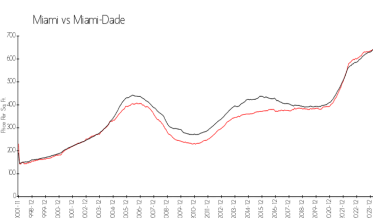
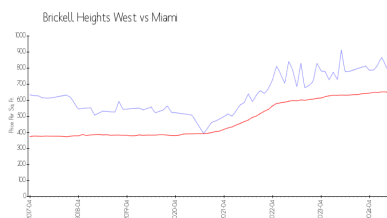
## Building Association Information

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



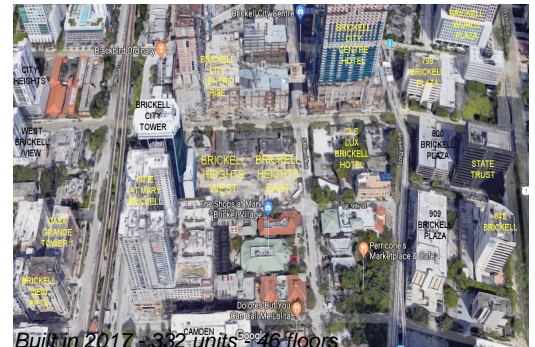
Brickell Heights West:	\$763/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## 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
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Miami  
Miami-Dade

86 days  
86 days