

Unit 3009 - Brickell Heights East

3009 - 45 SW 9 St, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11663571
 Status: Active
 Size: 738 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$820,000
 List PPSF: \$1,111
 Valuated Price: \$502,000
 Valuated PPSF: \$680

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: 27
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 21
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 4

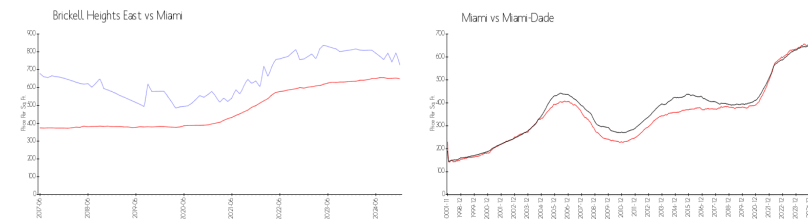
Building Association Information

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
3109	738 sq ft	Jan 2025	\$570,000	\$772
3802	792 sq ft	Dec 2024	\$640,000	\$808
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

Market Information



Brickell Heights East: \$723/sq. ft.
 Miami: \$895/sq. ft.

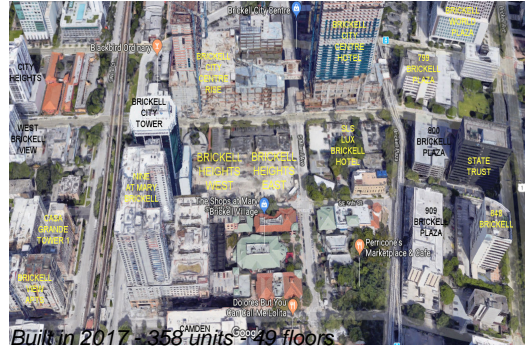
Miami: \$895/sq. ft.
 Miami-Dade: \$688/sq. ft.

Inventory for Sale

Brickell Heights East: 8%
 Miami: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Brickell Heights East: 122 days



Miami
Miami-Dade

91 days
90 days