

# Unit 4007 - Brickell Heights East

4007 - 45 SW 9 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11667089  
 Status: Active  
 Size: 620 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$575,000  
 List PPSF: \$927  
 Valuated Price: \$489,000  
 Valuated PPSF: \$789

*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: 30  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 4

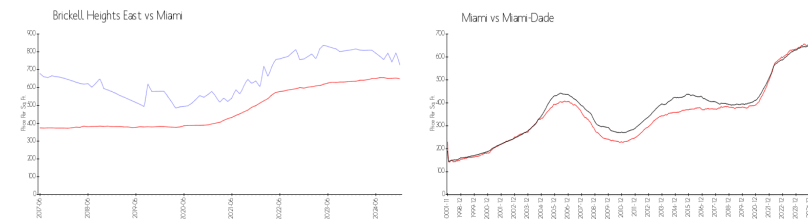
## Building Association Information

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.

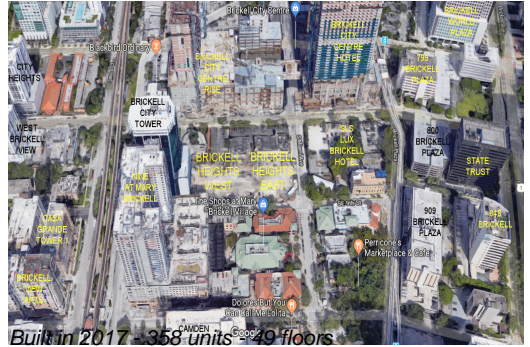
Miami: \$895/sq. ft.  
 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Brickell Heights East: 126 days



Miami  
Miami-Dade

92 days  
91 days