

Unit 1604 - Brickell Heights West

1604 - 55 SW 9 St, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11676503
 Status: Active
 Size: 851 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$629,000
 List PPSF: \$739
 Valuated Price: \$538,000
 Valuated PPSF: \$632

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: 6
 Number of sales over the last 3 months: 5

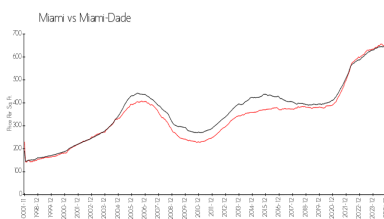
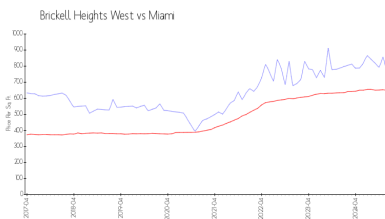
Building Association Information

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
2703	1,026 sq ft	Jan 2025	\$865,000	\$843
2609	684 sq ft	Dec 2024	\$480,000	\$702
2905	826 sq ft	Dec 2024	\$595,000	\$720
2201	926 sq ft	Dec 2024	\$75,000	\$81
3108	788 sq ft	Nov 2024	\$690,000	\$876

Market Information



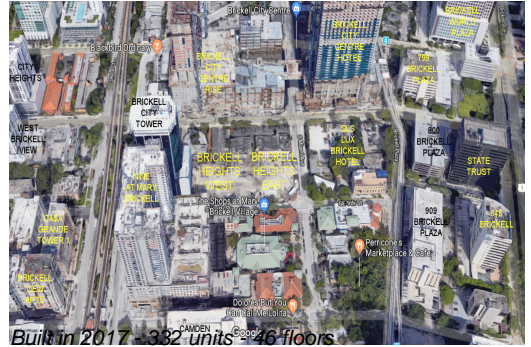
Brickell Heights West:	\$753/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Brickell Heights West: 6%
 Miami: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Brickell Heights West: 183 days



Miami
Miami-Dade

91 days
91 days