

Unit 4109 - Brickell Heights West

4109 - 55 SW 9 St, Miami, FL, Miami-Dade 33130

Unit Information

| | |
|-----------------|---------------|
| MLS Number: | A11676804 |
| Status: | Active |
| Size: | 684 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Valet Parking |
| View: | |
| List Price: | \$550,000 |
| List PPSF: | \$804 |
| Valuated Price: | \$562,000 |
| Valuated PPSF: | \$822 |

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

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|--|-----|
| Number of units: | 332 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 20 |
| 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 |

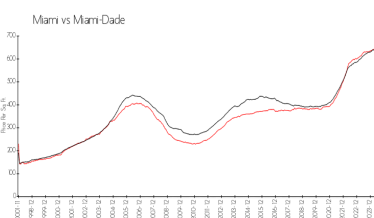
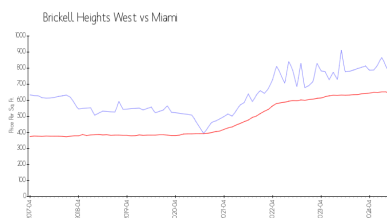
Building Association Information

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



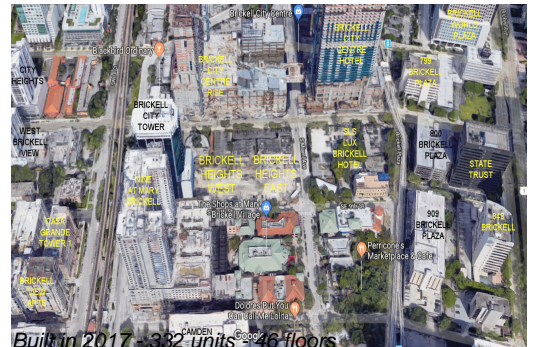
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|------------------------|---------------|-------------|---------------|
| Brickell Heights West: | \$763/sq. ft. | Miami: | \$642/sq. ft. |
| Miami: | \$642/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|-----------------------|----|
| Brickell Heights West | 6% |
| Miami | 5% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------------|----------|
| Brickell Heights West | 169 days |
|-----------------------|----------|



Miami
Miami-Dade

87 days
87 days