

Unit 2608 - Brickell Heights East

2608 - 45 SW 9 St, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11736860
Status:	Active
Size:	924 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$790,000
List PPSF:	\$855
Valuated Price:	\$662,000
Valuated PPSF:	\$716

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:	24
Building inventory for sale:	6%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	4

Building Association Information

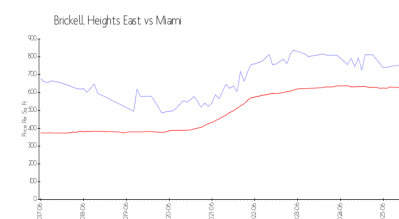
Brickell Heights Condominium Association
Address: 55 SW 9th St,
Miami, FL 33130,
Phone: +1 786-374-2088

<https://>

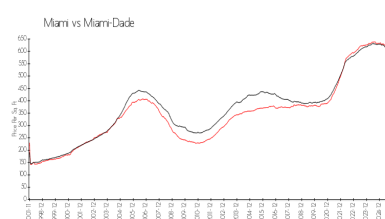
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3306	1,048 sq ft	Dec 2025	\$840,000	\$802
1906	1,048 sq ft	Dec 2025	\$785,000	\$749
3804	843 sq ft	Oct 2025	\$625,000	\$741
2602	792 sq ft	Oct 2025	\$557,500	\$704
2510	756 sq ft	Sep 2025	\$465,000	\$615
3602	792 sq ft	Sep 2025	\$599,000	\$756

Market Information



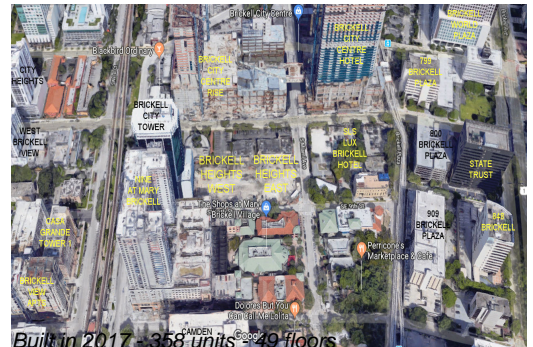
Brickell Heights East: \$754/sq. ft.
Miami: \$629/sq. ft.



Miami: \$629/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

Brickell Heights East	7%
Miami	5%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

Brickell Heights East	60 days
Miami	70 days
Miami-Dade	77 days