

# Unit 4703 - Brickell Heights East

4703 - 45 SW 9 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11747847
Status:	Pending
Size:	1,287 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$1,220,000
List PPSF:	\$948
Valuated Price:	\$1,191,000
Valuated PPSF:	\$925

*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

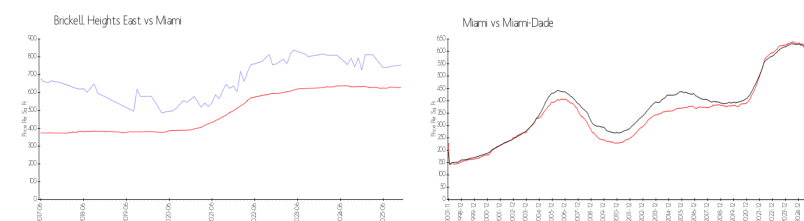
Brickell Heights Condominium Association  
Address: 55 SW 9th St,  
Miami, FL 33130,  
Phone: +1 786-374-2088

<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

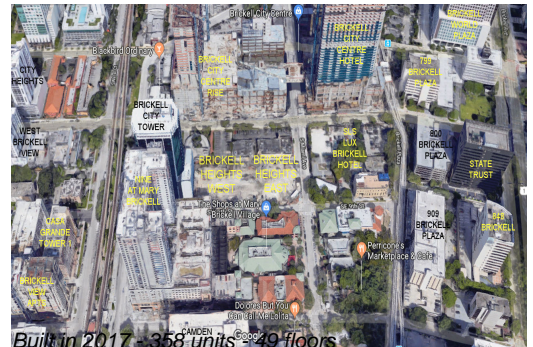


Brickell Heights East: \$754/sq. ft.  
Miami: \$629/sq. ft.

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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