

# Unit 2615 - Nine at Mary Brickell Village

2615 - 999 SW 1 Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11571334
Status:	Active
Size:	828 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$525,000
List PPSF:	\$634
Valuated Price:	\$454,000
Valuated PPSF:	\$548

*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.*

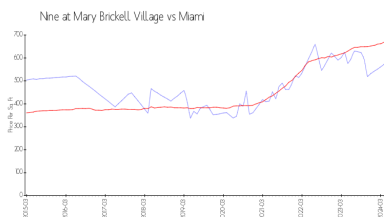
## Building Information

Number of units:	390
Number of active listings for rent:	0
Number of active listings for sale:	20
Building inventory for sale:	5%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	3

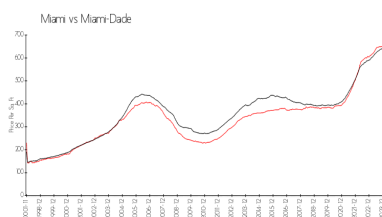
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2306	1,369 sq ft	May 2024	\$740,000	\$541
2102	1,118 sq ft	May 2024	\$740,000	\$662
PH03	1,273 sq ft	May 2024	\$745,000	\$585
PH 06	1,268 sq ft	Mar 2024	\$760,000	\$599
2607	1,096 sq ft	Mar 2024	\$630,000	\$575
2614	1,064 sq ft	Mar 2024	\$635,000	\$597
3304	1,225 sq ft	Mar 2024	\$745,000	\$608

## Market Information



Nine at Mary Brickell Village: \$581/sq. ft.  
 Miami: \$673/sq. ft.



Miami: \$673/sq. ft.  
 Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Nine at Mary Brickell Village	5%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Nine at Mary Brickell Village	102 days
Miami	83 days
Miami-Dade	81 days

