

# Unit 2409 - Nine at Mary Brickell Village

2409 - 999 SW 1 Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11412163  
 Status: Active  
 Size: 819 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Electric Vehicle Charging Station, Valet Parking  
 View:  
 List Price: \$520,000  
 List PPSF: \$635  
 Valuated Price: \$428,000  
 Valuated PPSF: \$523

*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.*

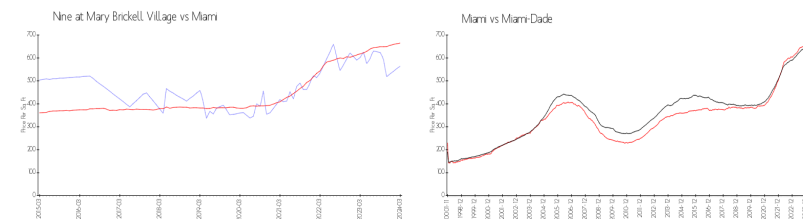
## Building Information

Number of units: 390  
 Number of active listings for rent: 0  
 Number of active listings for sale: 21  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 26  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 6

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
3309	819 sq ft	Feb 2024	\$482,000	\$589
PH11	1,379 sq ft	Feb 2024	\$735,000	\$533

## Market Information



Nine at Mary Brickell Village: \$564/sq. ft.  
 Miami: \$665/sq. ft.  
 Miami-Dade: \$703/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: 108 days  
 Miami: 84 days  
 Miami-Dade: 81 days

