

Unit 2109 - Nine Island Avenue

2109 - 9 Island Av, Miami Beach, FL, Miami-Dade 33129

Unit Information

MLS Number:	A11483274
Status:	Active
Size:	1,477 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$1,075,000
List PPSF:	\$728
Valuated Price:	\$943,000
Valuated PPSF:	\$638

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:	268
Number of active listings for rent:	1
Number of active listings for sale:	11
Building inventory for sale:	4%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

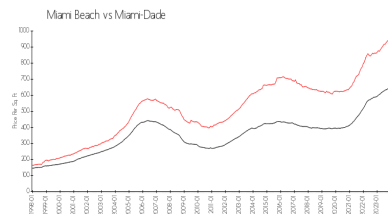
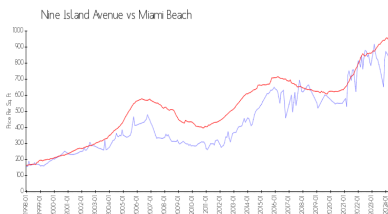
Building Association Information

Nine Island Ave Condo Association Inc
(305) 672-1204 & (305) 672-2509

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1010	1,190 sq ft	Apr 2024	\$965,000	\$811
2011	1,190 sq ft	Apr 2024	\$950,000	\$798
1902	1,154 sq ft	Apr 2024	\$840,000	\$728
609	1,477 sq ft	Jan 2024	\$850,000	\$575
1505	1,440 sq ft	Dec 2023	\$1,065,000	\$740
1509	1,477 sq ft	Dec 2023	\$925,000	\$626

Market Information



Nine Island Avenue: \$833/sq. ft.
Miami Beach: \$952/sq. ft.

Miami Beach: \$952/sq. ft.
Miami-Dade: \$698/sq. ft.

Inventory for Sale

Nine Island Avenue	4%
Miami Beach	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Nine Island Avenue	132 days
Miami Beach	98 days
Miami-Dade	81 days