

# Unit PH03 - Nine at Mary Brickell Village

PH03 - 999 SW 1 Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11491331
Status:	Active Under Contract
Size:	1,273 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Assigned Parking
View:	
List Price:	\$779,900
List PPSF:	\$613
Valuated Price:	\$735,000
Valuated PPSF:	\$577

*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.*

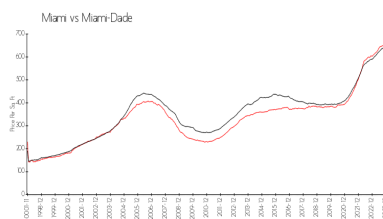
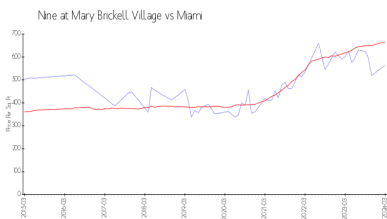
## Building Information

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:	\$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

