

Unit 2004 - Nine Island Avenue

2004 - 9 Island Av, Miami Beach, FL, Miami-Dade 33129

Unit Information

MLS Number: A11541892
Status: Active
Size: 2,880 Sq ft.
Bedrooms: 3
Full Bathrooms: 3
Half Bathrooms: 1
Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
View:
List Price: \$2,999,000
List PPSF: \$1,041
Valuated Price: \$2,618,000
Valuated PPSF: \$909



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

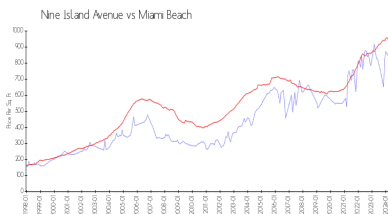
Building Association Information

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

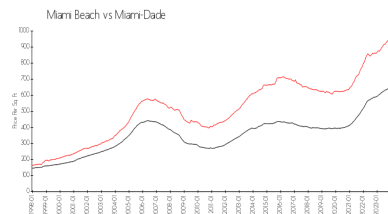
Recent Sales

| 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 |