

Unit 1508 - Nine Island Avenue

1508 - 9 Island Av, Miami Beach, FL, Miami-Dade 33129

Unit Information

MLS Number:	A11576215
Status:	Pending
Size:	1,837 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$1,650,000
List PPSF:	\$898
Valuated Price:	\$1,783,000
Valuated PPSF:	\$971

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:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

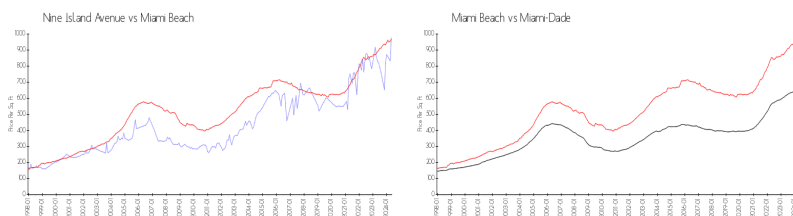
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
414	2,388 sq ft	May 2024	\$1,050,000	\$440
1909	1,477 sq ft	May 2024	\$1,085,000	\$735
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

Market Information



Nine Island Avenue:	\$978/sq. ft.	Miami Beach:	\$968/sq. ft.
Miami Beach:	\$968/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Nine Island Avenue	136 days
Miami Beach	97 days
Miami-Dade	81 days