

Unit 3115 - Nine at Mary Brickell Village

3115 - 999 SW 1 Ave, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11579951
 Status: Active
 Size: 828 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking
 View:
 List Price: \$630,000
 List PPSF: \$761
 Valuated Price: \$477,000
 Valuated PPSF: \$576

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

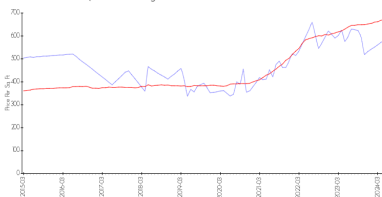
Number of units: 390
 Number of active listings for rent: 0
 Number of active listings for sale: 23
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 20
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 3

Recent Sales

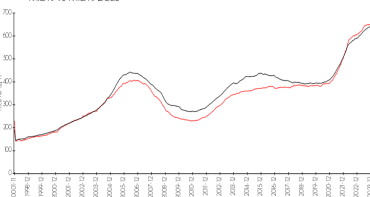
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 2306 | 1,369 sq ft | May 2024 | \$740,000 | \$541 |
| 2102 | 1,118 sq ft | May 2024 | \$740,000 | \$662 |
| PH03 | 1,273 sq ft | May 2024 | \$745,000 | \$585 |
| PH 06 | 1,268 sq ft | Mar 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 |

Market Information

Nine at Mary Brickell Village vs Miami



Miami vs Miami-Dade



Nine at Mary Brickell Village: \$581/sq. ft.
 Miami: \$673/sq. ft.

Miami: \$673/sq. ft.
 Miami-Dade: \$705/sq. ft.

Inventory for Sale

Nine at Mary Brickell Village: 6%
 Miami: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Nine at Mary Brickell Village: 87 days
 Miami: 83 days
 Miami-Dade: 82 days

