

Unit 2709 - Nine at Mary Brickell Village

2709 - 999 SW 1 Ave, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11585300
Status:	Active
Size:	819 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$545,000
List PPSF:	\$665
Valuated Price:	\$454,000
Valuated PPSF:	\$554

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

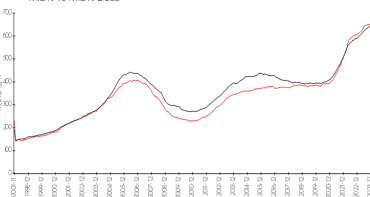
Unit #	Size	Closing Date	Sale Price	PPSF
2306	1,369 sq ft	May 2024	\$740,000	\$541
2102	1,118 sq ft	May 2024	\$740,000	\$662
PH03	1,273 sq ft	May 2024	\$745,000	\$585
PH 06	1,268 sq ft	Mar 2024	\$760,000	\$599
2607	1,096 sq ft	Mar 2024	\$630,000	\$575
2614	1,064 sq ft	Mar 2024	\$635,000	\$597
3304	1,225 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

