

Unit 1411 - Nine at Mary Brickell Village

1411 - 999 SW 1 Ave, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11588517
 Status: Active
 Size: 1,097 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking
 View:
 List Price: \$720,000
 List PPSF: \$656
 Valuated Price: \$587,000
 Valuated PPSF: \$535

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

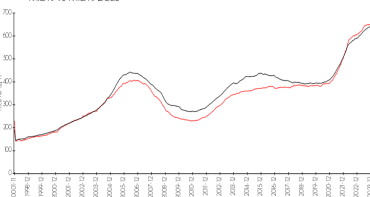
Unit #	Size	Closing Date	Sale Price	PPSF
2306	1,369 sq ft	May 2024	\$740,000	\$541
2102	1,118 sq ft	May 2024	\$740,000	\$662
PH03	1,273 sq ft	May 2024	\$745,000	\$585
PH 06	1,268 sq ft	Mar 2024	\$760,000	\$599
2607	1,096 sq ft	Mar 2024	\$630,000	\$575
2614	1,064 sq ft	Mar 2024	\$635,000	\$597
3304	1,225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

