

# Unit 2802 - Nine at Mary Brickell Village

2802 - 999 SW 1 Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11589012  
 Status: Active  
 Size: 1,118 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$750,000  
 List PPSF: \$671  
 Valuated Price: \$782,000  
 Valuated PPSF: \$699

*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.*

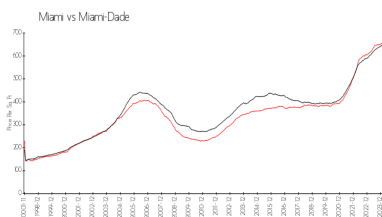
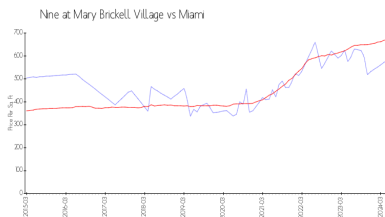
## Building Information

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: \$581/sq. ft.  
 Miami: \$673/sq. ft.

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 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

