

# Unit 2901 - Nine at Mary Brickell Village

2901 - 999 SW 1 Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11615708  
 Status: Active  
 Size: 762 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking  
 View:  
 List Price: \$515,000  
 List PPSF: \$676  
 Valuated Price: \$486,000  
 Valuated PPSF: \$638

*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.*

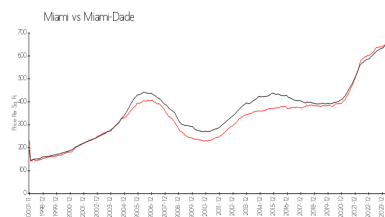
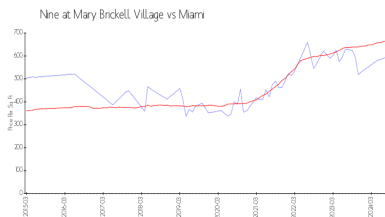
## Building Information

Number of units: 390  
 Number of active listings for rent: 0  
 Number of active listings for sale: 20  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1409	819 sq ft	Sep 2024	\$470,000	\$574
1411	1,097 sq ft	Aug 2024	\$690,000	\$629
2214	1,064 sq ft	Aug 2024	\$625,000	\$587
2615	828 sq ft	Jul 2024	\$512,000	\$618
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

## Market Information



Nine at Mary Brickell Village: \$596/sq. ft.  
 Miami: \$665/sq. ft.

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 Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Nine at Mary Brickell Village: 5%  
 Miami: 4%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Nine at Mary Brickell Village: 83 days  
 Miami: 85 days  
 Miami-Dade: 84 days

