

Unit 2105 - Nine Island Avenue

2105 - 9 Island Av, Miami Beach, FL, Miami-Dade 33129

Unit Information

MLS Number: A11632282
 Status: Active Under Contract
 Size: 1,440 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking
 View:
 List Price: \$1,995,000
 List PPSF: \$1,385
 Valuated Price: \$1,363,000
 Valuated PPSF: \$947

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: 268
 Number of active listings for rent: 1
 Number of active listings for sale: 7
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

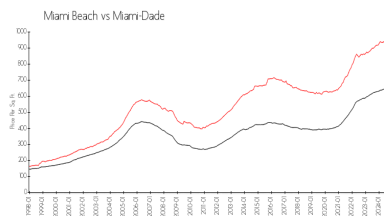
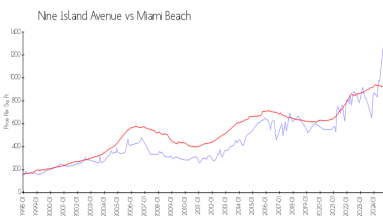
Building Association Information

Nine Island Ave Condo Association Inc
 (305) 672-1204 & (305) 672-2509

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2309	1,477 sq ft	Nov 2024	\$900,000	\$609
508	1,837 sq ft	Oct 2024	\$2,203,750	\$1,200
1508	1,837 sq ft	Sep 2024	\$1,685,000	\$917
1602	1,154 sq ft	Sep 2024	\$1,050,000	\$910
1402	1,154 sq ft	Sep 2024	\$950,000	\$823

Market Information



Nine Island Avenue: \$942/sq. ft.
 Miami Beach: \$939/sq. ft.

Miami Beach: \$939/sq. ft.
 Miami-Dade: \$688/sq. ft.

Inventory for Sale

Nine Island Avenue: 3%
 Miami Beach: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Nine Island Avenue: 123 days
 Miami Beach: 104 days
 Miami-Dade: 90 days

