

Unit 2317 - Nine at Mary Brickell Village

2317 - 999 SW 1 Ave, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11655223
 Status: Active Under Contract
 Size: 1,438 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 2
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View:
 List Price: \$899,900
 List PPSF: \$626
 Valuated Price: \$1,018,000
 Valuated PPSF: \$708

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.

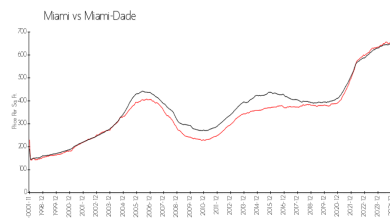
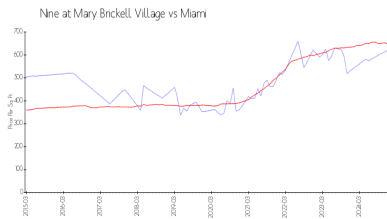
Building Information

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: 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
1801	760 sq ft	Jan 2025	\$432,000	\$568
2417	1,438 sq ft	Dec 2024	\$900,000	\$626
1403	821 sq ft	Dec 2024	\$530,000	\$646
3204	1,224 sq ft	Nov 2024	\$715,000	\$584
1409	819 sq ft	Sep 2024	\$470,000	\$574

Market Information



Nine at Mary Brickell Village: \$618/sq. ft.
 Miami: \$895/sq. ft.
 Miami-Dade: \$688/sq. ft.

Inventory for Sale

Nine at Mary Brickell Village: 6%
 Miami: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Nine at Mary Brickell Village: 79 days
 Miami: 91 days
 Miami-Dade: 90 days

