

Unit 1403 - Nine at Mary Brickell Village

1403 - 999 SW 1 Ave, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11665303
 Status: Active Under Contract
 Size: 821 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Covered Parking
 View:
 List Price: \$505,000
 List PPSF: \$615
 Valuated Price: \$450,000
 Valuated PPSF: \$548

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.

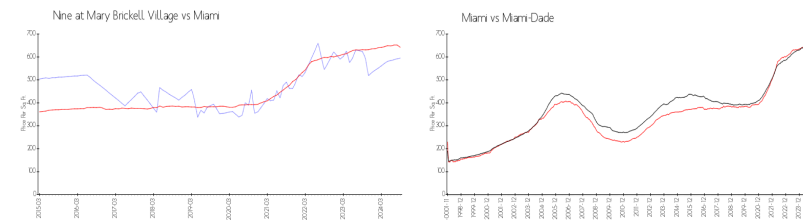
Building Information

Number of units: 390
 Number of active listings for rent: 0
 Number of active listings for sale: 25
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

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: \$595/sq. ft.
 Miami: \$642/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Nine at Mary Brickell Village: 6%
 Miami: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Nine at Mary Brickell Village: 81 days
 Miami: 87 days
 Miami-Dade: 86 days

