

# Unit 1209 - Nine Island Avenue

1209 - 9 Island Av, Miami Beach, FL, Miami-Dade 33129

## Unit Information

MLS Number: A11668308  
 Status: Active  
 Size: 1,477 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$1,459,000  
 List PPSF: \$988  
 Valuated Price: \$983,000  
 Valuated PPSF: \$666

*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: 10  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 5

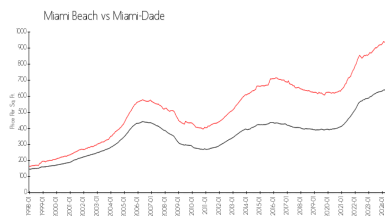
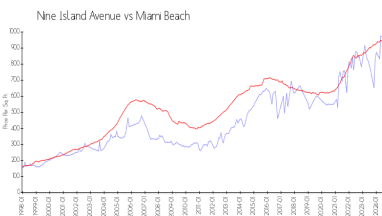
## Building Association Information

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: \$949/sq. ft.  
 Miami Beach: \$951/sq. ft.

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

## Inventory for Sale

Nine Island Avenue: 4%  
 Miami Beach: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Nine Island Avenue: 129 days  
 Miami Beach: 102 days  
 Miami-Dade: 86 days

