

# Unit 2304 - Nine Island Avenue

2304 - 9 Island Av, Miami Beach, FL, Miami-Dade 33129

## Unit Information

MLS Number:	A11860645
Status:	Active
Size:	1,440 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$2,495,000
List PPSF:	\$1,733
Valuated Price:	\$1,603,000
Valuated PPSF:	\$1,113

*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:	12
Building inventory for sale:	4%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Building Association Information

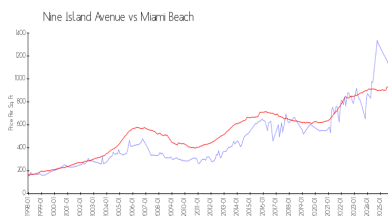
Nine Island Ave Condo Association Inc  
(305) 672-1204 & (305) 672-2509

<https://>

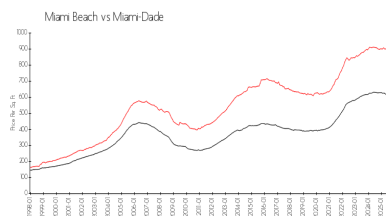
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2101	1,778 sq ft	Dec 2025	\$1,875,000	\$1,055
1814	2,388 sq ft	Nov 2025	\$2,650,000	\$1,110
1014	2,388 sq ft	Aug 2025	\$1,800,000	\$754
1910	1,190 sq ft	Aug 2025	\$840,000	\$706
814	2,388 sq ft	Aug 2025	\$1,542,500	\$646

## Market Information



Nine Island Avenue: \$1085/sq. ft.  
Miami Beach: \$939/sq. ft.



Miami Beach: \$939/sq. ft.  
Miami-Dade: \$668/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Nine Island Avenue	81 days
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Miami Beach  
Miami-Dade

94 days  
77 days