

Unit 2006 - Nine Island Avenue

2006 - 9 Island Av, Miami Beach, FL, Miami-Dade 33129

Unit Information

MLS Number: A11917429
Status: Active
Size: 1,440 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: 1 Space
View:
List Price: \$1,850,000
List PPSF: \$1,285
Valuated Price: \$1,556,000
Valuated PPSF: \$1,081

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

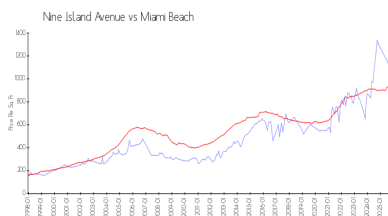
Nine Island Ave Condo Association Inc
(305) 672-1204 & (305) 672-2509

<https://>

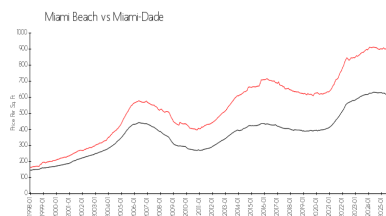
Recent Sales

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



Miami Beach
Miami-Dade

94 days
77 days