

Unit 2507 - Nine at Mary Brickell Village

2507 - 999 SW 1 Ave, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	RX-10966075
Status:	Active Under Contract
Size:	1,096 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	City,Ocean,Pool
List Price:	\$645,000
List PPSF:	\$589
Valuated Price:	\$647,000
Valuated PPSF:	\$590

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.

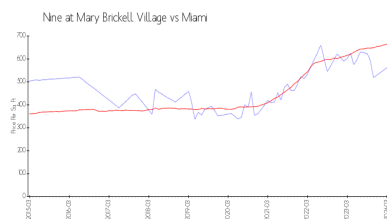
Building Information

Number of units:	390
Number of active listings for rent:	0
Number of active listings for sale:	21
Building inventory for sale:	5%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	6

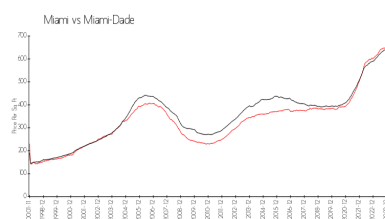
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH 06	1,268 sq ft	Mar 2024	\$760,000	\$599
2607	1,096 sq ft	Mar 2024	\$630,000	\$575
2614	1,064 sq ft	Mar 2024	\$635,000	\$597
3304	1,225 sq ft	Mar 2024	\$745,000	\$608
3309	819 sq ft	Feb 2024	\$482,000	\$589
PH11	1,379 sq ft	Feb 2024	\$735,000	\$533

Market Information



Nine at Mary Brickell Village: \$574/sq. ft.
Miami: \$669/sq. ft.



Miami: \$669/sq. ft.
Miami-Dade: \$698/sq. ft.

Inventory for Sale

Nine at Mary Brickell Village	5%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Nine at Mary Brickell Village	105 days
Miami	84 days
Miami-Dade	81 days

