

# Unit 1209 - Nine Island Avenue

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

## Unit Information

MLS Number:	A11449152
Status:	Active
Size:	1,477 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$1,395,000
List PPSF:	\$944
Valuated Price:	\$1,012,000
Valuated PPSF:	\$685

*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:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

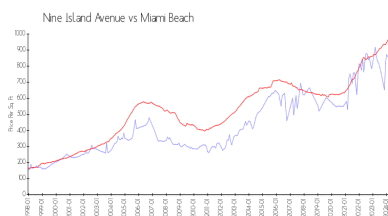
## Building Association Information

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

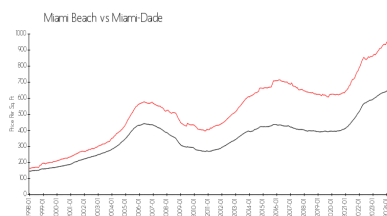
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
414	2,388 sq ft	May 2024	\$1,050,000	\$440
1909	1,477 sq ft	May 2024	\$1,085,000	\$735
1010	1,190 sq ft	Apr 2024	\$965,000	\$811
2011	1,190 sq ft	Apr 2024	\$950,000	\$798
1902	1,154 sq ft	Apr 2024	\$840,000	\$728

## Market Information



Nine Island Avenue: \$978/sq. ft.  
Miami Beach: \$968/sq. ft.



Miami Beach: \$968/sq. ft.  
Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Nine Island Avenue	3%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Nine Island Avenue	136 days
Miami Beach	97 days
Miami-Dade	81 days