

Unit 2109 - Nine Island Avenue

2109 - 9 Island Av, Miami Beach, FL, Miami-Dade 33129

Unit Information

MLS Number: A11483274
 Status: Active
 Size: 1,477 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$1,075,000
 List PPSF: \$728
 Valuated Price: \$943,000
 Valuated PPSF: \$638

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: 11
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 3

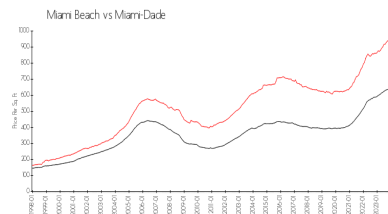
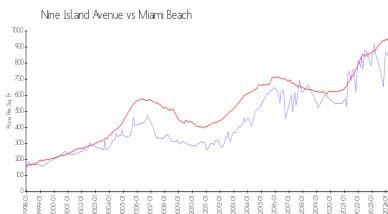
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
609	1,477 sq ft	Jan 2024	\$850,000	\$575
1505	1,440 sq ft	Dec 2023	\$1,065,000	\$740
1509	1,477 sq ft	Dec 2023	\$925,000	\$626

Market Information



Nine Island Avenue: \$833/sq. ft.
 Miami Beach: \$937/sq. ft.

Miami Beach: \$937/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Nine Island Avenue	132 days
Miami Beach	97 days
Miami-Dade	81 days