

# Unit 414 - Nine Island Avenue

414 - 9 Island Av, Miami Beach, FL, Miami-Dade 33129

## Unit Information

MLS Number:	A11483486
Status:	Active
Size:	2,388 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$1,289,000
List PPSF:	\$540
Valuated Price:	\$1,771,000
Valuated PPSF:	\$742

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:	6
Number of sales over the last 3 months:	3

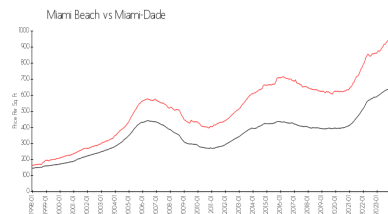
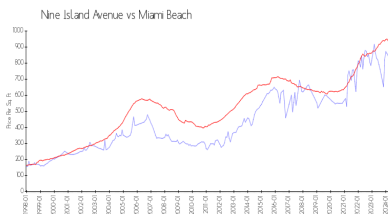
## Building Association Information

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: \$695/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