

Unit 1703 - Nine at Mary Brickell Village

1703 - 999 SW 1 Ave, Miami, FL, Miami-Dade 33130

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11504527 |
| Status: | Active |
| Size: | 821 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View: | |
| List Price: | \$560,000 |
| List PPSF: | \$682 |
| Valuated Price: | \$453,000 |
| Valuated PPSF: | \$552 |

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.

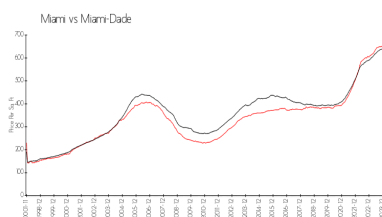
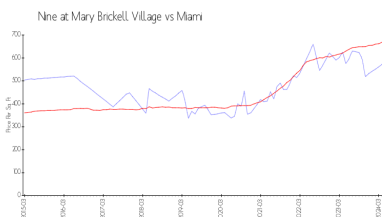
Building Information

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|--|-----|
| Number of units: | 390 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 23 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 23 |
| Number of sales over the last 6 months: | 9 |
| Number of sales over the last 3 months: | 6 |

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 2102 | 1,118 sq ft | May 2024 | \$740,000 | \$662 |
| PH03 | 1,273 sq ft | May 2024 | \$745,000 | \$585 |
| 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 |

Market Information



Nine at Mary Brickell Village: \$581/sq. ft.
Miami: \$675/sq. ft.

Miami: \$675/sq. ft.
Miami-Dade: \$703/sq. ft.

Inventory for Sale

| | |
|-------------------------------|----|
| Nine at Mary Brickell Village | 6% |
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------------------------|----------|
| Nine at Mary Brickell Village | 114 days |
| Miami | 83 days |
| Miami-Dade | 81 days |

