

# Unit 1602 - Nine Island Avenue

1602 - 9 Island Av, Miami Beach, FL, Miami-Dade 33129

## Unit Information

MLS Number: A11537042  
 Status: Active  
 Size: 1,154 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$1,395,000  
 List PPSF: \$1,209  
 Valuated Price: \$1,096,000  
 Valuated PPSF: \$950

*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

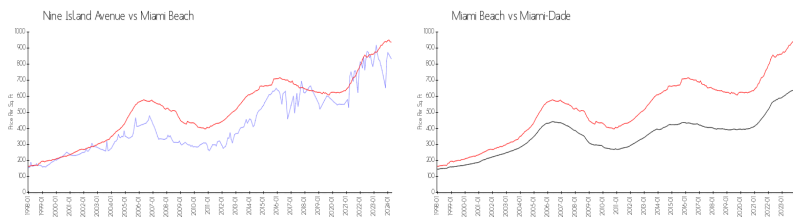
## Building Association Information

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  
Miami Beach  
Miami-Dade

132 days  
97 days  
81 days