

Unit 2004 - Nine Island Avenue

2004 - 9 Island Av, Miami Beach, FL, Miami-Dade 33129

Unit Information

MLS Number: A11541892
 Status: Active
 Size: 2,880 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$2,999,000
 List PPSF: \$1,041
 Valuated Price: \$2,618,000
 Valuated PPSF: \$909



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

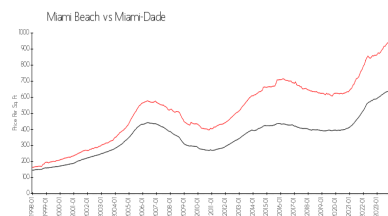
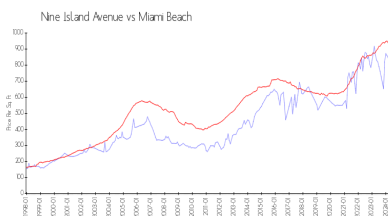
Building Association Information

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 |