

# Unit 1508 - Nine Island Avenue

1508 - 9 Island Av, Miami Beach, FL, Miami-Dade 33129

## Unit Information

MLS Number: A11576215  
 Status: Active  
 Size: 1,837 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$1,650,000  
 List PPSF: \$898  
 Valuated Price: \$1,520,000  
 Valuated PPSF: \$827

*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

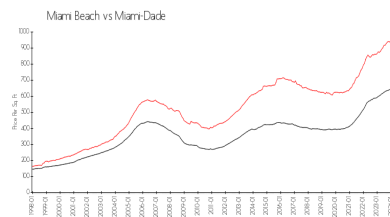
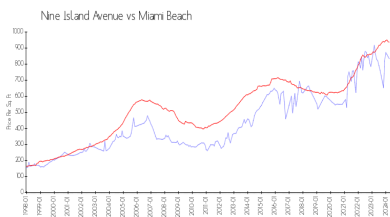
## Building Association Information

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  
Miami Beach  
Miami-Dade

132 days  
97 days  
81 days