

Unit 2404 - Nine at Mary Brickell Village

2404 - 999 SW 1 Ave, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11571304
 Status: Active
 Size: 1,224 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$795,000
 List PPSF: \$650
 Valuated Price: \$728,000
 Valuated PPSF: \$595

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.

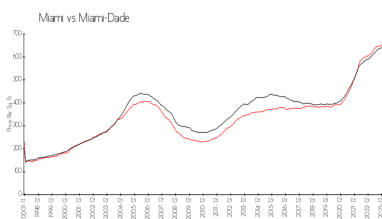
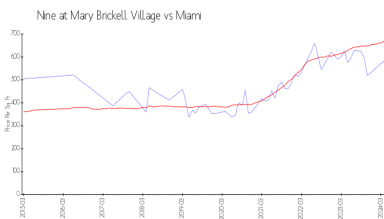
Building Information

Number of units: 390
 Number of active listings for rent: 0
 Number of active listings for sale: 22
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 22
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
3309	819 sq ft	Feb 2024	\$482,000	\$589
PH11	1,379 sq ft	Feb 2024	\$735,000	\$533

Market Information



Nine at Mary Brickell Village: \$584/sq. ft.
 Miami: \$669/sq. ft.
 Miami-Dade: \$695/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: 109 days
 Miami: 84 days
 Miami-Dade: 81 days

