

# Unit 3112 - Nine at Mary Brickell Village

3112 - 999 SW 1 Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11557422  
 Status: Active  
 Size: 1,373 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$800,000  
 List PPSF: \$583  
 Valuated Price: \$796,000  
 Valuated PPSF: \$580

*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.*

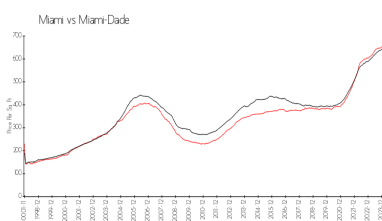
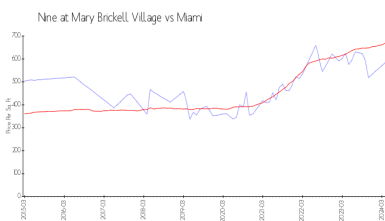
## Building Information

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: 23  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 5

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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: \$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: 110 days  
 Miami: 84 days  
 Miami-Dade: 81 days

