

Nine Island Avenue, Miami Beach

Condos - closed sales September 2025 to August 2026 - live page: www.pbprealestate.com/condo-fees-miami-beach/nine-island-avenue/

BY THE NUMBERS

For sale today	4	3 under contract
Closed sales, September 2025 to August 2026	10	1 so far this month
Median sold price, same 12 months	\$1,725,000	sold range \$712,394 to \$4,845,000
Sold price vs original asking	87.3%	median across closed sales
Median recorded days on market (closed)	53	MLS cumulative days
Cash purchases	70%	of closed sales
Year built (listings)	1981	median 1981
Months of supply	4.8	active listings over the 12-month sales pace

The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed. Small sample: counts are shown where the page shows counts; no percentages under 10 listings.

WHAT THE FEE TYPICALLY COVERS

- Common areas (3 of 4 listings stating inclusions)
- Sewer (3 of 4 listings stating inclusions)
- Trash (3 of 4 listings stating inclusions)
- Water (3 of 4 listings stating inclusions)
- Security (2 of 4 listings stating inclusions)
- HVAC (1 of 4 listings stating inclusions)

LISTING REMARKS FLAG

- special assessment: 3 listings state it
- milestone inspection: 1 listing state it

Counted from listing remarks; a statement by the listing, not a fact about the association.

NEARBY

- Beach: 1.3 mi (14th Street Beach)
- Hospital: 1.7 mi (Mount Sinai Medical Center)
- Golf: 1.2 mi (Miami Beach Golf Club)
- Rail station: 2.4 mi (Adrienne Arsht Center)
- Marina: 0.3 mi
- Within 1 mile: 71 restaurants, 16 tennis courts, 6 grocery stores, 6 gyms, 6 parks

Straight-line distances from the community's listing centroid; OpenStreetMap data.

Own a condo in Nine Island Avenue? Find out what your home is worth, with the same community data behind it: pbprealestate.com/what-is-my-home-worth/ - or call 561-395-8418. Fee, sale and inventory figures on this sheet refresh daily at condo-fees-miami-beach/nine-island-avenue/.

Source: PBP Real Estate analysis of BeachesMLS listings permitted for internet display, as of September 16, 2026. Aggregates only; medians over listings whose MLS subdivision field maps to Nine Island Avenue after normalization. Recorded monthly-equivalent fees, not verified payments. No individual property is identified. Figures describe only the date above; a later snapshot may differ. Fact sheet may be shared or linked with attribution to PBP Real Estate, LLC and the live page URL. © 2026 PBP Real Estate, LLC. Licensed Florida real estate brokerage CQ1064615.