

Unit 3609 - Ivy

3609 - 90 SW 3 St, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11293947
 Status: Active
 Size: 1,662 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$890,000
 List PPSF: \$535
 Valuated Price: \$784,000
 Valuated PPSF: \$472

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.

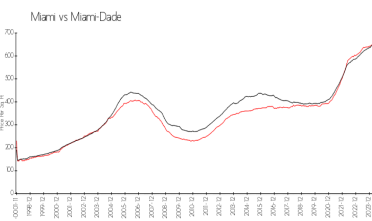
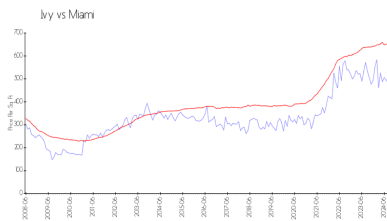
Building Information

Number of units: 504
 Number of active listings for rent: 41
 Number of active listings for sale: 20
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 20
 Number of sales over the last 6 months: 13
 Number of sales over the last 3 months: 7

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3206	1,087 sq ft	Aug 2024	\$537,000	\$494
2802	1,129 sq ft	Aug 2024	\$576,000	\$510
4002	1,129 sq ft	Jun 2024	\$570,000	\$505
2414	1,172 sq ft	Jun 2024	\$615,000	\$525
3607	1,087 sq ft	Jun 2024	\$540,000	\$497
3406	1,087 sq ft	Jun 2024	\$560,000	\$515
2013	1,274 sq ft	Jun 2024	\$585,000	\$459

Market Information



Ivy: \$483/sq. ft. Miami: \$650/sq. ft.
 Miami: \$650/sq. ft. Miami-Dade: \$697/sq. ft.

Inventory for Sale

Ivy: 4%
 Miami: 4%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Ivy: 58 days
 Miami: 84 days
 Miami-Dade: 84 days

