

# Unit 704 - Ivory Residences

704 - 9261 E Bay Harbor Dr, Bay Harbor, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11459516
Status:	Active
Size:	1,958 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Covered Parking
View:	
List Price:	\$1,575,000
List PPSF:	\$804
Valuated Price:	\$1,668,000
Valuated PPSF:	\$852

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:	40
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	10%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

## Building Association Information

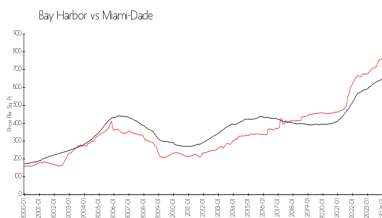
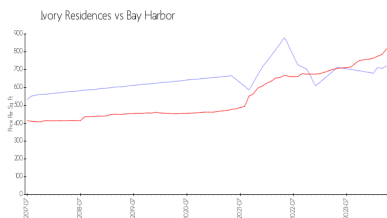
The Ivory Residences  
 Address: 9261 E Bay Harbor Dr,  
 Bay Harbor Islands, FL 33154  
 Phone: +1 786-864-1326

<http://www.theivoryresidences.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
505	1,030 sq ft	Feb 2024	\$650,000	\$631
901	3,369 sq ft	Feb 2024	\$3,000,000	\$890
502	1,303 sq ft	Jan 2024	\$1,090,000	\$837
702	1,958 sq ft	Jan 2024	\$1,480,000	\$756

## Market Information



Ivory Residences: \$721/sq. ft.  
 Bay Harbor: \$818/sq. ft.

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 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Ivory Residences	10%
Bay Harbor	5%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Ivory Residences	44 days
Bay Harbor	115 days
Miami-Dade	81 days