

Unit PH-17 - Ivy

PH-17 - 90 SW 3 St, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11489981
Status:	Active
Size:	2,456 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	
List Price:	\$1,899,000
List PPSF:	\$773
Valuated Price:	\$1,667,000
Valuated PPSF:	\$679

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.

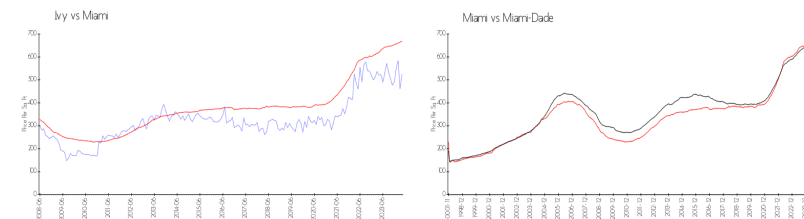
Building Information

Number of units:	504
Number of active listings for rent:	41
Number of active listings for sale:	24
Building inventory for sale:	4%
Number of sales over the last 12 months:	25
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
TH302	1,172 sq ft	Apr 2024	\$550,000	\$469
3903	1,114 sq ft	Apr 2024	\$560,000	\$503
3502	1,129 sq ft	Mar 2024	\$557,000	\$493
2006	747 sq ft	Feb 2024	\$419,900	\$562
1903	846 sq ft	Jan 2024	\$425,000	\$502

Market Information



Ivy: \$525/sq. ft.
Miami: \$669/sq. ft.

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

Inventory for Sale

Ivy	5%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Ivy	68 days
Miami	84 days
Miami-Dade	81 days

