

# 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: \$1,466,000  
 Valuated PPSF: \$597

*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.*

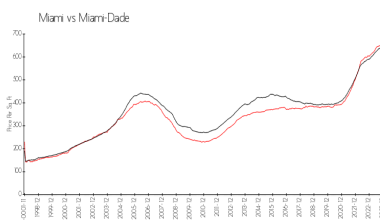
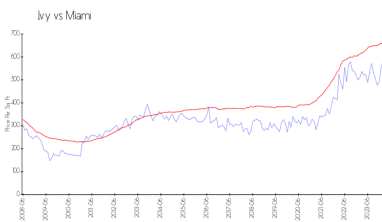
## Building Information

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: 27  
 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: \$462/sq. ft.      Miami: \$665/sq. ft.  
 Miami: \$665/sq. ft.      Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Ivy: 5%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Ivy: 78 days  
 Miami: 84 days  
 Miami-Dade: 81 days

