

# Unit 3406 - Ivy

3406 - 90 SW 3 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11499097
Status:	Pending
Size:	1,087 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$550,000
List PPSF:	\$506
Valuated Price:	\$633,000
Valuated PPSF:	\$582

*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.*

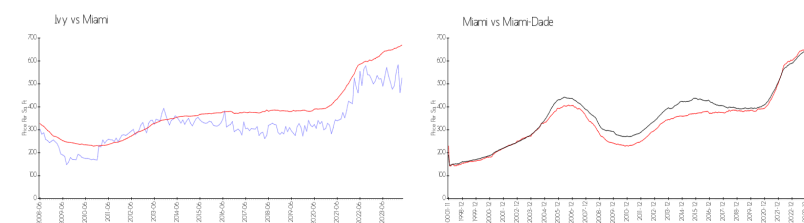
## Building Information

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.
Miami:	\$669/sq. ft.	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

