

# Unit 407 - Ivory Residences

407 - 9261 E Bay Harbor Dr, Bay Harbor, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11524675  
 Status: Active  
 Size: 1,305 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$1,050,000  
 List PPSF: \$805  
 Valuated Price: \$719,000  
 Valuated PPSF: \$551

*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

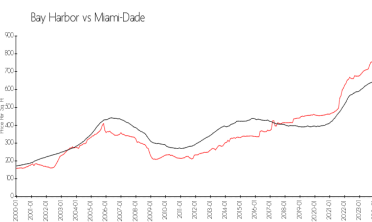
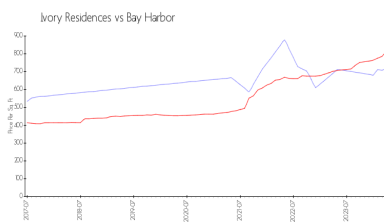
The Ivory Residences  
 Address: 9261 E Bay Harbor Dr,  
 Bay Harbor Islands, FL 33154  
 Phone: +1 786-864-1326

<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.

Bay Harbor: \$818/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Ivory Residences 10%  
 Bay Harbor 5%



Built in 2017 - 40 units - 9 floors

Miami-Dade

3%

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

Ivory Residences

44 days

Bay Harbor

115 days

Miami-Dade

81 days