

Unit 3407 - Ivy

3407 - 90 SW 3 St, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11527295
 Status: Active
 Size: 1,087 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$578,575
 List PPSF: \$532
 Valuated Price: \$430,000
 Valuated PPSF: \$396

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.

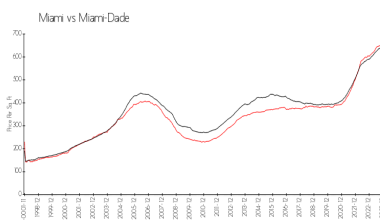
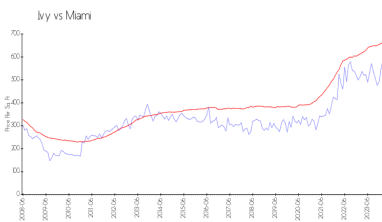
Building Information

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

