

# Unit 4004 - Ivy

4004 - 90 SW 3 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11530167  
 Status: Active  
 Size: 1,662 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking,Valet Parking  
 View:  
 List Price: \$1,195,000  
 List PPSF: \$719  
 Valuated Price: \$780,000  
 Valuated PPSF: \$469

*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.*

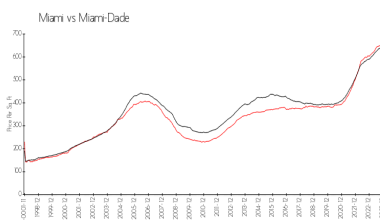
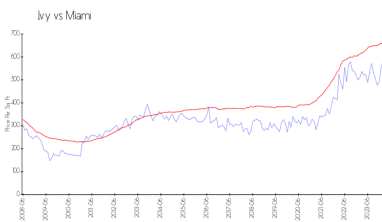
## Building Information

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

