

# Unit 404 - Ivory Residences

404 - 9261 E Bay Harbor Dr, Bay Harbor, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11537671
Status:	Active
Size:	1,303 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	Bay, Canal
Rental Price:	\$5,400
List PPSF:	\$4
Valuated Price:	\$1,077,000
Valuated PPSF:	\$827

*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

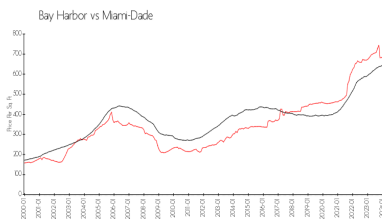
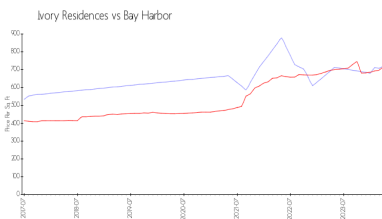
Number of units:	40
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	10%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

## 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/>

## Market Information



Ivory Residences: \$721/sq. ft.  
 Bay Harbor: \$717/sq. ft.

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 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Ivory Residences	10%
Bay Harbor	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Ivory Residences	44 days
Bay Harbor	114 days
Miami-Dade	81 days

