

Unit 1702 - Ivy

1702 - 90 SW 3 St, Miami, FL, Miami-Dade 33130

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11552718 |
| Status: | Active |
| Size: | 1,129 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View: | |
| List Price: | \$579,000 |
| List PPSF: | \$513 |
| Valuated Price: | \$530,000 |
| 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.

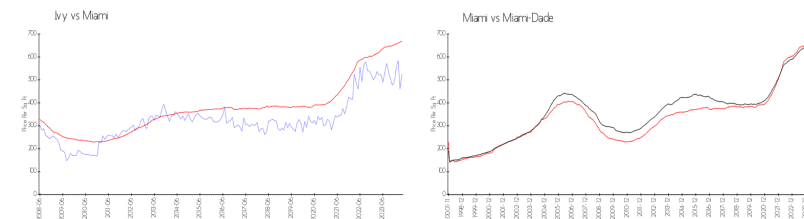
Building Information

| | |
|--|-----|
| 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: | 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 |

