

Unit 4002 - Ivy

4002 - 90 SW 3 St, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11565741
Status:	Pending
Size:	1,129 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$600,000
List PPSF:	\$531
Valuated Price:	\$618,000
Valuated PPSF:	\$547

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.

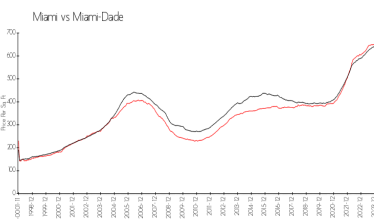
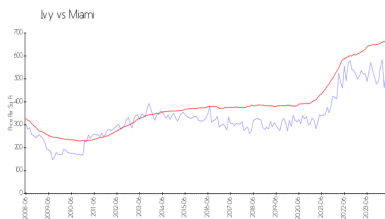
Building Information

Number of units:	504
Number of active listings for rent:	41
Number of active listings for sale:	21
Building inventory for sale:	4%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	9

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2414	1,172 sq ft	Jun 2024	\$615,000	\$525
3607	1,087 sq ft	Jun 2024	\$540,000	\$497
3406	1,087 sq ft	Jun 2024	\$560,000	\$515
2013	1,274 sq ft	Jun 2024	\$585,000	\$459
2108	736 sq ft	May 2024	\$400,000	\$543
4410	1,114 sq ft	May 2024	\$608,000	\$546
3908	1,079 sq ft	May 2024	\$550,000	\$510

Market Information



Ivy:	\$488/sq. ft.	Miami:	\$673/sq. ft.
Miami:	\$673/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

Ivy	4%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Ivy	74 days
Miami	83 days
Miami-Dade	81 days

