

# Unit TH304 - Ivy

TH304 - 90 SW 3 St, Miami, FL, Miami-Dade 33130

## Unit Information

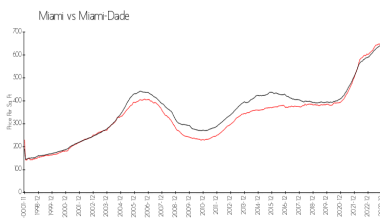
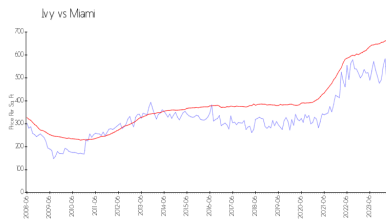
MLS Number: A11570371  
 Status: Active  
 Size: 1,172 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View: River  
 Rental Price: \$3,950  
 List PPSF: \$3  
 Valuated Price: \$492,000  
 Valuated PPSF: \$420

*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

## Market Information



Ivy: \$525/sq. ft.  
 Miami: \$669/sq. ft.

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 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Ivy: 5%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Ivy: 73 days  
 Miami: 84 days  
 Miami-Dade: 81 days

