

# Unit 703 - Ivory Residences

703 - 9261 E Bay Harbor Dr, Bay Harbor, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11593461
Status:	Active
Size:	1,802 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$1,400,000
List PPSF:	\$777
Valuated Price:	\$1,558,000
Valuated PPSF:	\$865

*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:	5
Building inventory for sale:	12%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

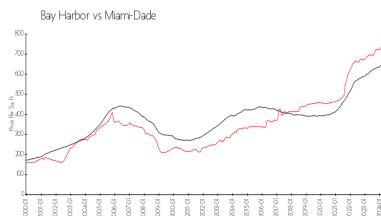
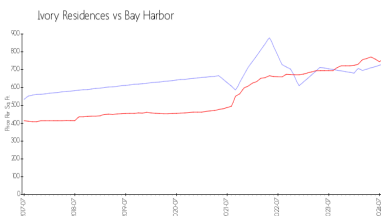
The Ivory Residences  
Address: 9261 E Bay Harbor Dr,  
Bay Harbor Islands, FL 33154  
Phone: +1 786-864-1326

<http://www.theivoryresidences.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
505	1,030 sq ft	Feb 2024	\$650,000	\$631
901	3,369 sq ft	Feb 2024	\$3,000,000	\$890
502	1,303 sq ft	Jan 2024	\$1,090,000	\$837
702	1,958 sq ft	Jan 2024	\$1,480,000	\$756

## Market Information



Ivory Residences: \$732/sq. ft.  
Bay Harbor: \$758/sq. ft.

Bay Harbor: \$758/sq. ft.  
Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Ivory Residences	13%
Bay Harbor	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Ivory Residences  
Bay Harbor  
Miami-Dade

48 days  
102 days  
84 days