

# Unit 1504 - Ivy

1504 - 90 SW 3 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11600065
Status:	Active
Size:	1,274 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	
List Price:	\$620,000
List PPSF:	\$487
Valuated Price:	\$514,000
Valuated PPSF:	\$403

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.

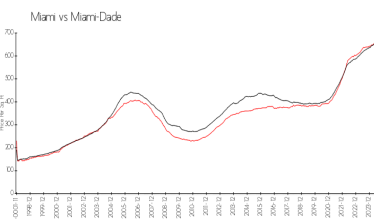
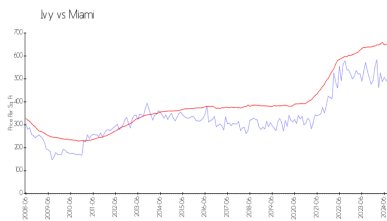
## Building Information

Number of units:	504
Number of active listings for rent:	41
Number of active listings for sale:	20
Building inventory for sale:	3%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	7

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3206	1,087 sq ft	Aug 2024	\$537,000	\$494
2802	1,129 sq ft	Aug 2024	\$576,000	\$510
4002	1,129 sq ft	Jun 2024	\$570,000	\$505
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

## Market Information



Ivy:	\$483/sq. ft.	Miami:	\$650/sq. ft.
Miami:	\$650/sq. ft.	Miami-Dade:	\$697/sq. ft.

## Inventory for Sale

Ivy	4%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Ivy	58 days
Miami	84 days
Miami-Dade	84 days

