

# Unit 905 - Ivory Residences

905 - 9261 E Bay Harbor Dr, Bay Harbor, FL, Miami-Dade 33154

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11623170    |
| Status:         | Active       |
| Size:           | 1,026 Sq ft. |
| Bedrooms:       | 1            |
| Full Bathrooms: | 2            |
| Half Bathrooms: |              |
| Parking Spaces: | 1 Space      |
| View:           | Golf View    |
| Rental Price:   | \$3,575      |
| List PPSF:      | \$3          |
| Valuated Price: | \$603,000    |
| Valuated PPSF:  | \$588        |

*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

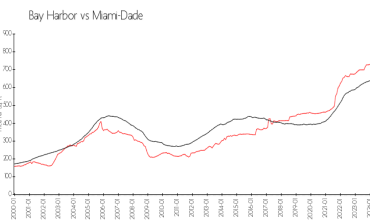
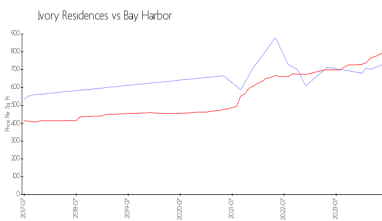
|  |     |
|--|-----|
| Number of units:                         | 40  |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 5   |
| Building inventory for sale:             | 12% |
| Number of sales over the last 12 months: | 4   |
| Number of sales over the last 6 months:  | 2   |
| 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/>

## Market Information



Ivory Residences: \$731/sq. ft.  
 Bay Harbor: \$798/sq. ft.

Bay Harbor: \$798/sq. ft.  
 Miami-Dade: \$704/sq. ft.

## Inventory for Sale

|                  |     |
|------------------|-----|
| Ivory Residences | 13% |
| Bay Harbor       | 4%  |
| Miami-Dade       | 3%  |

## Avg. Time to Close Over Last 12 Months

|                  |          |
|------------------|----------|
| Ivory Residences | 44 days  |
| Bay Harbor       | 107 days |
| Miami-Dade       | 83 days  |

