

# Unit TH700A - Ivy

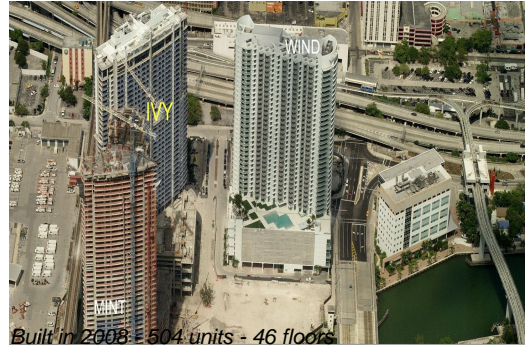
TH700A - 90 SW 3 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11636113  
Status: Active  
Size: 1,533 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 1  
Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking

View:  
List Price: \$720,000  
List PPSF: \$470  
Valuated Price: \$683,000  
Valuated PPSF: \$446

*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.*



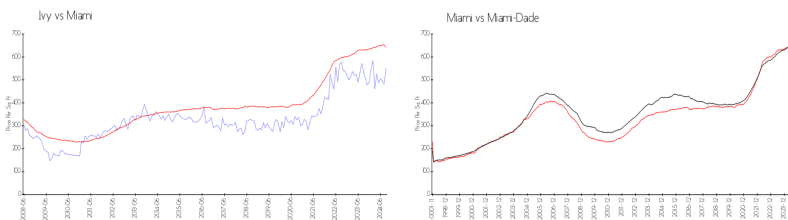
## Building Information

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: 23  
Number of sales over the last 6 months: 14  
Number of sales over the last 3 months: 6

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH-15	2,246 sq ft	Nov 2024	\$3,000,000	\$1,336
3401	1,093 sq ft	Oct 2024	\$620,000	\$567
1504	1,274 sq ft	Oct 2024	\$610,000	\$479
2207	722 sq ft	Oct 2024	\$410,000	\$568
3703	1,114 sq ft	Sep 2024	\$630,000	\$566
1915	1,129 sq ft	Sep 2024	\$600,000	\$531

## Market Information



Ivy:	\$551/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Ivy	4%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Ivy	73 days
Miami	87 days
Miami-Dade	86 days