

# Unit 3610 - Ivy

3610 - 90 SW 3 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11644554  
 Status: Active  
 Size: 1,114 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Valet Parking

View:  
 List Price: \$650,000  
 List PPSF: \$583  
 Valuated Price: \$599,000  
 Valuated PPSF: \$538

*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.*

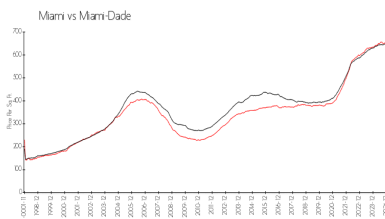
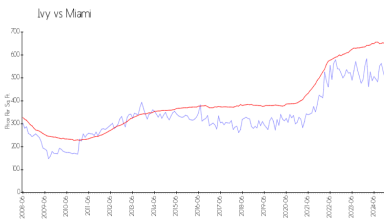
## Building Information

Number of units: 504  
 Number of active listings for rent: 41  
 Number of active listings for sale: 23  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 24  
 Number of sales over the last 6 months: 12  
 Number of sales over the last 3 months: 7

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2511	1,274 sq ft	Jan 2025	\$585,000	\$459
3501	1,093 sq ft	Dec 2024	\$560,000	\$512
2205	814 sq ft	Dec 2024	\$418,000	\$514
1905	814 sq ft	Nov 2024	\$415,000	\$510
PH-15	2,246 sq ft	Nov 2024	\$3,000,000	\$1,336

## Market Information



Ivy: \$498/sq. ft.      Miami: \$895/sq. ft.  
 Miami: \$895/sq. ft.      Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Ivy: 5%  
 Miami: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Ivy: 70 days  
 Miami: 91 days  
 Miami-Dade: 90 days

