

# Unit TH505 - Ivy

TH505 - 90 SW 3 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11655079  
 Status: Active  
 Size: 1,172 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$650,000  
 List PPSF: \$555  
 Valuated Price: \$527,000  
 Valuated PPSF: \$450

*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.*

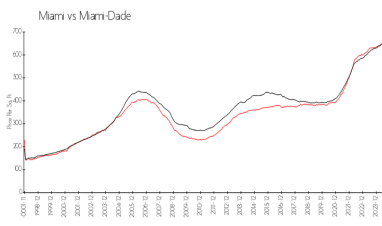
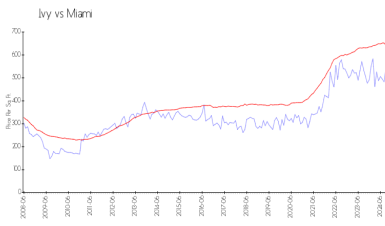
## Building Information

Number of units: 504  
 Number of active listings for rent: 41  
 Number of active listings for sale: 17  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 24  
 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
1905	814 sq ft	Nov 2024	\$415,000	\$510
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

## Market Information



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

## Inventory for Sale

Ivy: 3%  
 Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Ivy: 71 days  
 Miami: 87 days  
 Miami-Dade: 87 days

