

# 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.*

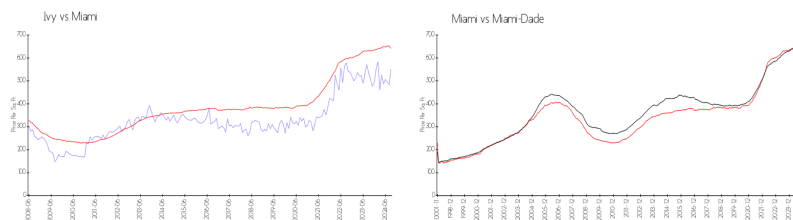
## Building Information

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



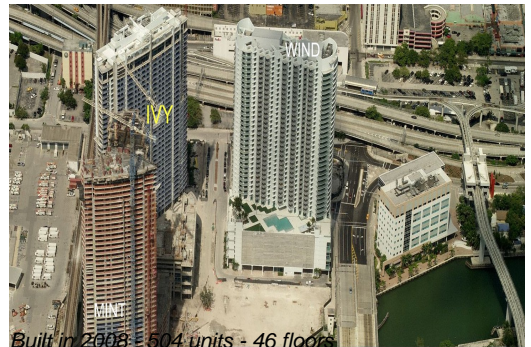
Ivy:	\$551/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## 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



Built in 2008 - 504 units - 46 floors