

Unit 1602 - Ivy

1602 - 90 SW 3 St, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11661039
 Status: Active
 Size: 1,129 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking
 View:
 List Price: \$660,000
 List PPSF: \$585
 Valuated Price: \$497,000
 Valuated PPSF: \$440

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.

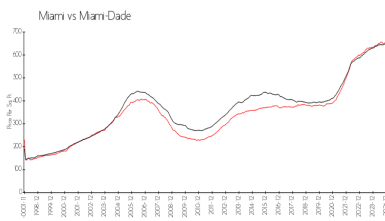
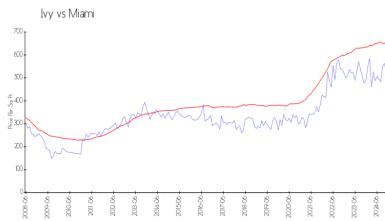
Building Information

Number of units: 504
 Number of active listings for rent: 41
 Number of active listings for sale: 24
 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: 5

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: 92 days
 Miami-Dade: 91 days

