

# Unit 1416 - Ivy

1416 - 90 SW 3 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11676801
Status:	Active
Size:	1,172 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$570,000
List PPSF:	\$486
Valuated Price:	\$484,000
Valuated PPSF:	\$413

*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.*

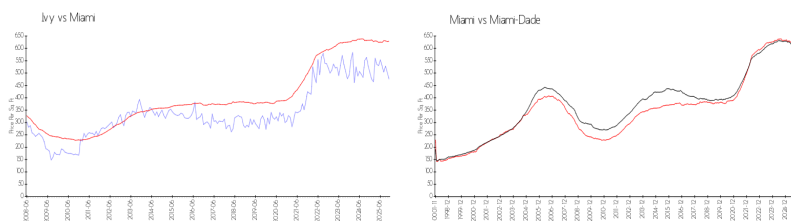
## Building Information

Number of units:	504
Number of active listings for rent:	41
Number of active listings for sale:	19
Building inventory for sale:	3%
Number of sales over the last 12 months:	25
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	8

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3705	1,079 sq ft	Dec 2025	\$505,000	\$468
1413	1,274 sq ft	Dec 2025	\$627,000	\$492
1603	846 sq ft	Dec 2025	\$445,000	\$526
4110	1,114 sq ft	Nov 2025	\$500,000	\$449
2506	1,079 sq ft	Nov 2025	\$555,000	\$514
2513	1,129 sq ft	Nov 2025	\$590,000	\$523
4001	1,093 sq ft	Nov 2025	\$565,000	\$517

## Market Information



Ivy:	\$476/sq. ft.	Miami:	\$629/sq. ft.
Miami:	\$629/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Ivy	4%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Ivy	62 days
Miami	70 days
Miami-Dade	77 days

