

# Unit 406 - Ivory Residences

406 - 9261 E Bay Harbor Dr, Bay Harbor Island, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11687323
Status:	Pending
Size:	1,305 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$975,000
List PPSF:	\$747
Valuated Price:	\$710,000
Valuated PPSF:	\$544

*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:	40
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	12%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

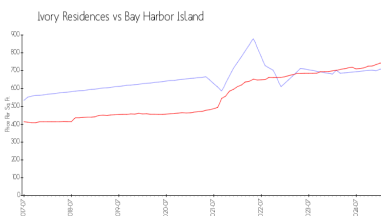
The Ivory Residences  
Address: 9261 E Bay Harbor Dr,  
Bay Harbor Islands, FL 33154  
Phone: +1 786-864-1326

<http://www.theivoryresidences.com/>

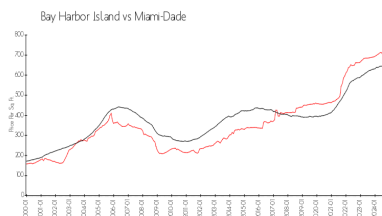
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
703	1,802 sq ft	Dec 2024	\$1,150,000	\$638

## Market Information



Ivory Residences: \$712/sq. ft.  
Bay Harbor Island: \$740/sq. ft.



Bay Harbor Island: \$740/sq. ft.  
Miami-Dade: \$685/sq. ft.

## Inventory for Sale

Ivory Residences	13%
Bay Harbor Island	7%
Miami-Dade	5%

## Avg. Time to Close Over Last 12 Months

Ivory Residences	101 days
Bay Harbor Island	125 days
Miami-Dade	94 days

