

Unit 406 - Ivory Residences

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

Unit Information

MLS Number:	A11687323
Status:	Active
Size:	1,305 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Covered Parking
View:	
List Price:	\$995,000
List PPSF:	\$762
Valuated Price:	\$644,000
Valuated PPSF:	\$493

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:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Building Association Information

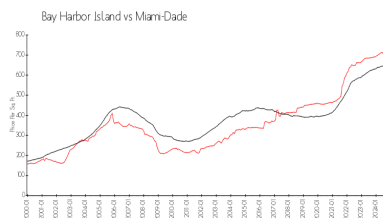
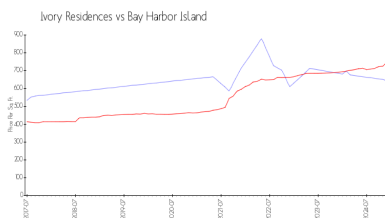
The Ivory Residences
 Address: 9261 E Bay Harbor Dr,
 Bay Harbor Islands, FL 33154
 Phone: +1 786-864-1326

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
703	1,802 sq ft	Dec 2024	\$1,150,000	\$638
505	1,030 sq ft	Feb 2024	\$650,000	\$631
901	3,369 sq ft	Feb 2024	\$3,000,000	\$890

Market Information



Ivory Residences: \$646/sq. ft.
 Bay Harbor Island: \$840/sq. ft.

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 Miami-Dade: \$688/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	58 days
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Bay Harbor Island
Miami-Dade

117 days
91 days