

Unit 407 - Ivory Residences

407 - 9261 E Bay Harbor Dr, Bay Harbor Island, FL, Miami-Dade 33154

Unit Information

MLS Number: A11907860
 Status: Active
 Size: 1,305 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:
 List Price: \$1,160,000
 List PPSF: \$889
 Valuated Price: \$1,062,000
 Valuated PPSF: \$814

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: 3
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Building Association Information

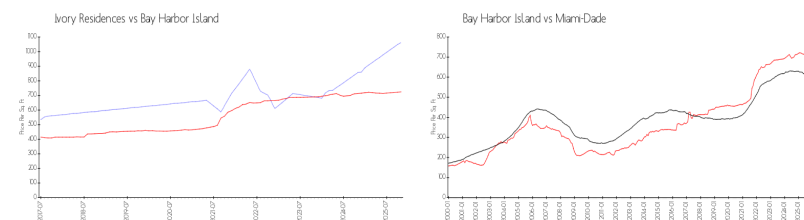
The Ivory Residences
 Address: 9261 E Bay Harbor Dr,
 Bay Harbor Islands, FL 33154
 Phone: +1 786-864-1326

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
606	1,305 sq ft	Nov 2025	\$950,000	\$728
406	1,305 sq ft	May 2025	\$880,000	\$674

Market Information



Ivory Residences:	\$1062/sq. ft.	Bay Harbor Island:	\$724/sq. ft.
Bay Harbor Island:	\$724/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Ivory Residences	8%
Bay Harbor Island	7%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Ivory Residences	97 days
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Bay Harbor Island
Miami-Dade

93 days
77 days