

Unit 305 - Ivory Residences

305 - 9261 E Bay Harbor Dr, Bay Harbor Island, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11933038
Status:	Active
Size:	1,336 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$1,225,000
List PPSF:	\$917
Valuated Price:	\$1,076,000
Valuated PPSF:	\$805

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

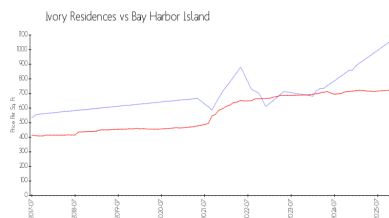
The Ivory Residences
Address: 9261 E Bay Harbor Dr,
Bay Harbor Islands, FL 33154
Phone: +1 786-864-1326

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

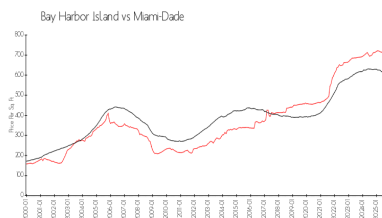
Recent Sales

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
Bay Harbor Island	93 days



