

# Unit 406 - Ivory Residences

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

## Unit Information

MLS Number:	F10443298
Status:	Active
Size:	1,305 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Bay,Canal,Water View
List Price:	\$1,050,000
List PPSF:	\$805
Valuated Price:	\$716,000
Valuated PPSF:	\$549

*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:	4
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	0

## Building Association Information

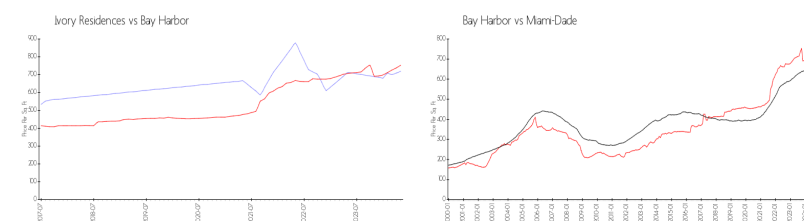
The Ivory Residences  
Address: 9261 E Bay Harbor Dr,  
Bay Harbor Islands, FL 33154  
Phone: +1 786-864-1326

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
505	1,030 sq ft	Feb 2024	\$650,000	\$631
901	3,369 sq ft	Feb 2024	\$3,000,000	\$890
502	1,303 sq ft	Jan 2024	\$1,090,000	\$837
702	1,958 sq ft	Jan 2024	\$1,480,000	\$756

## Market Information



Ivory Residences: \$719/sq. ft.  
Bay Harbor: \$753/sq. ft.

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Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Ivory Residences	13%
Bay Harbor	4%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Ivory Residences	44 days
Bay Harbor	108 days
Miami-Dade	82 days