

Unit PH-17 - Ivy

PH-17 - 90 SW 3 St, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11489981
 Status: Active
 Size: 2,456 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$1,799,000
 List PPSF: \$732
 Valuated Price: \$1,667,000
 Valuated PPSF: \$679

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.

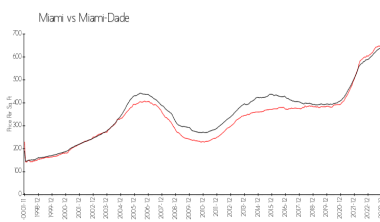
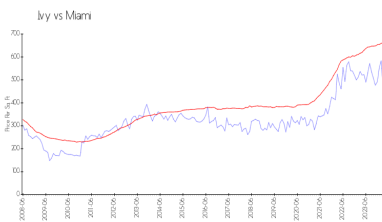
Building Information

Number of units: 504
 Number of active listings for rent: 41
 Number of active listings for sale: 23
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 25
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 6

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4410	1,114 sq ft	May 2024	\$608,000	\$546
3908	1,079 sq ft	May 2024	\$550,000	\$510
TH302	1,172 sq ft	Apr 2024	\$550,000	\$469
3903	1,114 sq ft	Apr 2024	\$560,000	\$503
3502	1,129 sq ft	Mar 2024	\$557,000	\$493

Market Information



Ivy: \$525/sq. ft. Miami: \$669/sq. ft.
 Miami: \$669/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

Ivy: 5%
 Miami: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Ivy: 67 days
 Miami: 84 days
 Miami-Dade: 81 days

