

# Unit 301 - Ivory Residences

301 - 9261 E Bay Harbor Dr, Bay Harbor, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11531504  
 Status: Active  
 Size: 1,336 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$6,300  
 List PPSF: \$5  
 Valuated Price: \$729,000  
 Valuated PPSF: \$546

*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

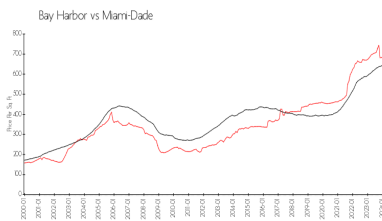
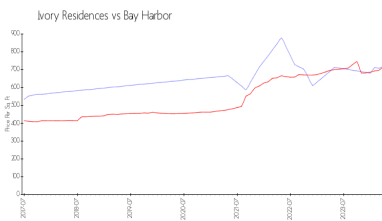
Number of units: 40  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## 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/>

## Market Information



Ivory Residences: \$721/sq. ft.  
 Bay Harbor: \$717/sq. ft.

Bay Harbor: \$717/sq. ft.  
 Miami-Dade: \$695/sq. ft.

## Inventory for Sale

Ivory Residences: 10%  
 Bay Harbor: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Ivory Residences: 44 days  
 Bay Harbor: 114 days  
 Miami-Dade: 81 days

