

# Unit 2809 - Ivy

2809 - 90 SW 3 St, Miami, FL, Miami-Dade 33130

## Unit Information

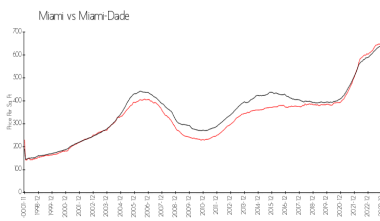
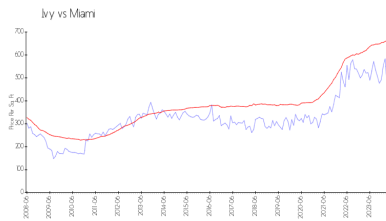
MLS Number:	A11560278
Status:	Active
Size:	1,079 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Other View,River
Rental Price:	\$3,950
List PPSF:	\$4
Valuated Price:	\$592,000
Valuated PPSF:	\$549

*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:	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

## 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

