

# Unit 1809 - Ivy

1809 - 90 SW 3 St, Miami, FL, Miami-Dade 33130

## Unit Information

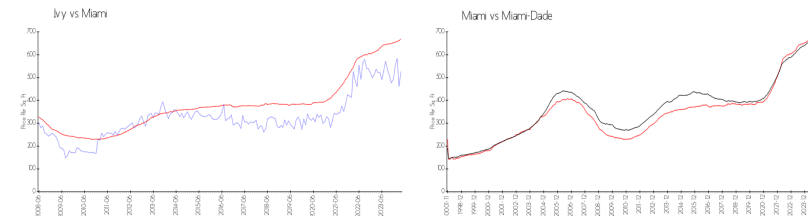
MLS Number: A11573144  
 Status: Pending  
 Size: 736 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View: Other View, River  
 Rental Price: \$2,775  
 List PPSF: \$4  
 Valuated Price: \$365,000  
 Valuated PPSF: \$496

*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

