

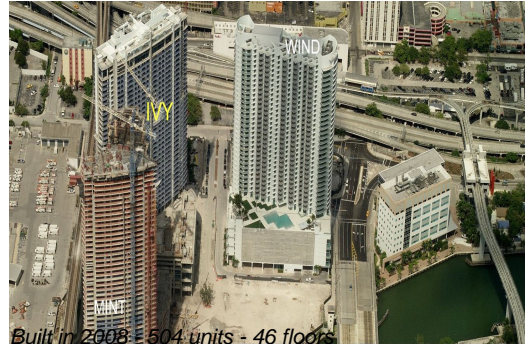
# Unit 2802 - Ivy

2802 - 90 SW 3 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: F10427035  
 Status: Active  
 Size: 1,129 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking  
 View: Pool Area View,River,Water View  
 List Price: \$609,000  
 List PPSF: \$539  
 Valuated Price: \$591,000  
 Valuated PPSF: \$523

*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.*



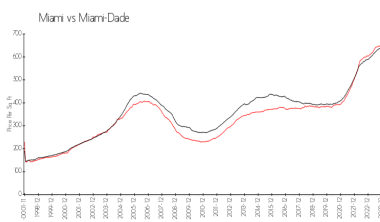
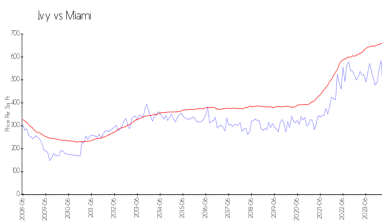
## Building Information

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