

# Unit 802 - Poinciana Island

802 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11575928  
 Status: Active  
 Size: 2,425 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Guest Parking  
 View:  
 List Price: \$1,675,000  
 List PPSF: \$691  
 Valuated Price: \$1,089,000  
 Valuated PPSF: \$449

*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: 190  
 Number of active listings for rent: 3  
 Number of active listings for sale: 13  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 4

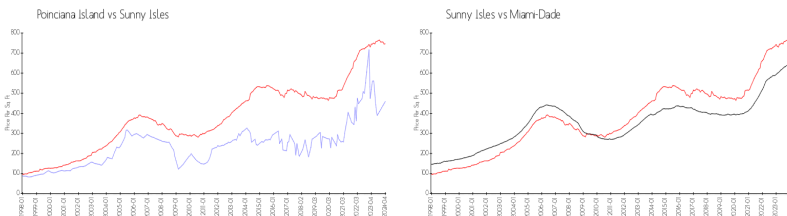
## Building Association Information

Poinciana Island Yacht & Racquet Club Condo Association  
 350 Poinciana Dr, Sunny Isles Beach,  
 FL 33160  
 (305) 947-2111

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 1116   | 2,370 sq ft | May 2024     | \$1,100,000 | \$464 |
| 1630   | 2,220 sq ft | Apr 2024     | \$760,000   | \$342 |
| 506    | 2,265 sq ft | Apr 2024     | \$975,000   | \$430 |
| 708    | 2,265 sq ft | Apr 2024     | \$1,000,000 | \$442 |
| 1124   | 2,500 sq ft | Oct 2023     | \$875,000   | \$350 |

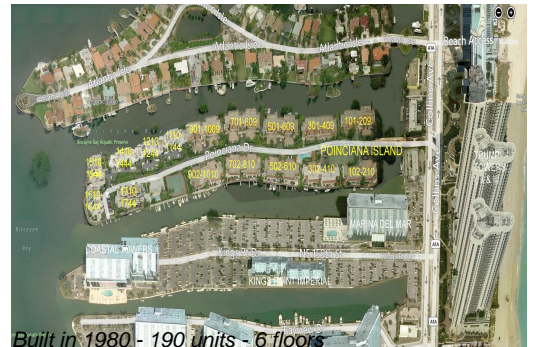
## Market Information



|                   |               |              |               |
|-------------------|---------------|--------------|---------------|
| Poinciana Island: | \$459/sq. ft. | Sunny Isles: | \$746/sq. ft. |
| Sunny Isles:      | \$746/sq. ft. | Miami-Dade:  | \$694/sq. ft. |

## Inventory for Sale

Poinciana Island 7%  
 Sunny Isles 5%  
 Miami-Dade 3%



**Avg. Time to Close Over Last 12 Months**

|                  |          |
|------------------|----------|
| Poinciana Island | 211 days |
| Sunny Isles      | 113 days |
| Miami-Dade       | 81 days  |