

Unit 6F-S - Kai at Bay Harbor (North&South)

6F-S - 9940 W Bay Harbor Dr, Bay Harbor, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11281739
Status:	Active Under Contract
Size:	1,330 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$1,175,000
List PPSF:	\$883
Valuated Price:	\$1,343,000
Valuated PPSF:	\$1,010

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.

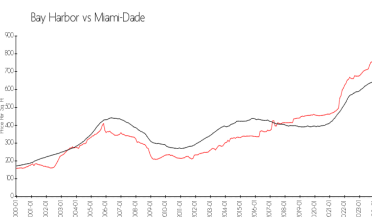
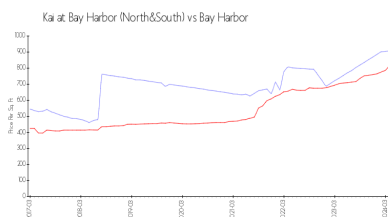
Building Information

Number of units:	54
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	9%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5F-N	1,330 sq ft	Feb 2024	\$1,323,000	\$995
3H-N	1,834 sq ft	Aug 2023	\$1,700,000	\$927
5CN	1,335 sq ft	Aug 2023	\$950,000	\$712
5E-S	1,106 sq ft	Jul 2023	\$795,000	\$719

Market Information



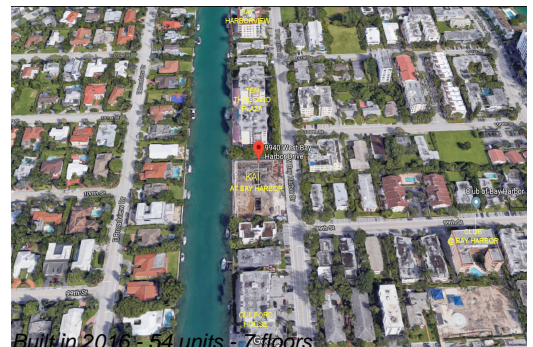
Kai at Bay Harbor (North&South):	\$907/sq. ft.	Bay Harbor:	\$818/sq. ft.
Bay Harbor:	\$818/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Kai at Bay Harbor (North&South)	9%
Bay Harbor	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Kai at Bay Harbor (North&South)	128 days
Bay Harbor	115 days
Miami-Dade	81 days



Built in 2016 - 54 units - 7 floors