

# Unit 606 - Marina Bay Club

606 - 18100 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11409413  
 Status: Active  
 Size: 1,150 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$699,000  
 List PPSF: \$608  
 Valuated Price: \$679,000  
 Valuated PPSF: \$590

*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: 100  
 Number of active listings for rent: 5  
 Number of active listings for sale: 5  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

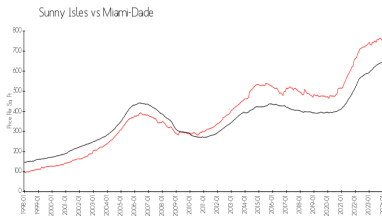
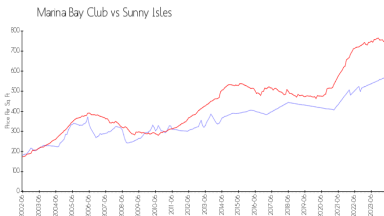
## Building Association Information

Marina Bay Club Condominium  
 (305) 466-2773

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
302	1,255 sq ft	Dec 2023	\$800,000	\$637
802	1,255 sq ft	Nov 2023	\$685,000	\$546
1106	1,150 sq ft	Nov 2023	\$720,000	\$626
1004	1,255 sq ft	Aug 2023	\$703,000	\$560

## Market Information



Marina Bay Club: \$569/sq. ft.  
 Sunny Isles: \$743/sq. ft.  
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 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Marina Bay Club: 5%  
 Sunny Isles: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Marina Bay Club: 27 days



Sunny Isles  
Miami-Dade

113 days  
81 days