

# Unit 1116 - Poinciana Island

1116 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                                       |
|-----------------|---------------------------------------|
| MLS Number:     | A11444101                             |
| Status:         | Active Under Contract                 |
| Size:           | 2,370 Sq ft.                          |
| Bedrooms:       | 4                                     |
| Full Bathrooms: | 2                                     |
| Half Bathrooms: | 1                                     |
| Parking Spaces: | 1 Space,Covered Parking,Guest Parking |
| View:           |                                       |
| List Price:     | \$1,295,000                           |
| List PPSF:      | \$546                                 |
| Valuated Price: | \$1,203,000                           |
| Valuated PPSF:  | \$508                                 |

*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: | 7   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 3   |

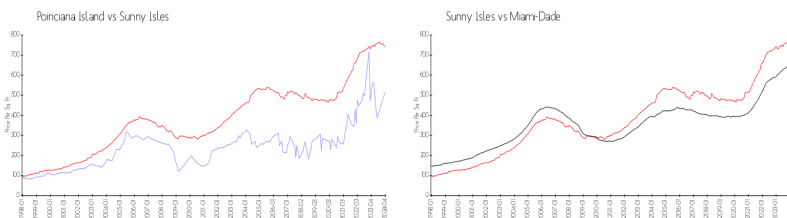
## Building Association Information

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  |
|--------|-------------|--------------|-------------|-------|
| 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 |
| 1614   | 2,370 sq ft | Sep 2023     | \$900,000   | \$380 |

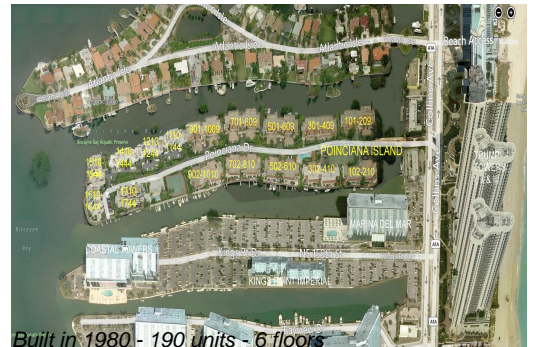
## Market Information



|                   |               |              |               |
|-------------------|---------------|--------------|---------------|
| Poinciana Island: | \$518/sq. ft. | Sunny Isles: | \$743/sq. ft. |
| Sunny Isles:      | \$743/sq. ft. | Miami-Dade:  | \$698/sq. ft. |

## Inventory for Sale

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



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

|                  |          |
|------------------|----------|
| Poinciana Island | 208 days |
| Sunny Isles      | 113 days |
| Miami-Dade       | 81 days  |