

# Unit 4B-N - Kai at Bay Harbor (North&South)

4B-N - 9940 W Bay Harbor Dr, Bay Harbor, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11462315  
 Status: Active  
 Size: 1,335 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Other Parking  
 View:  
 List Price: \$975,000  
 List PPSF: \$730  
 Valuated Price: \$1,057,000  
 Valuated PPSF: \$792

*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.*

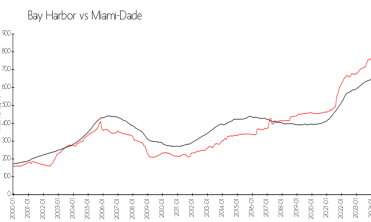
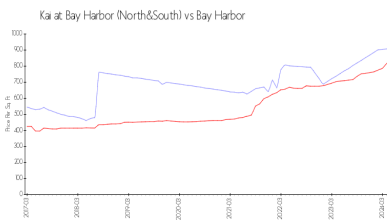
## Building Information

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

