

Unit 204 - Poinciana Island

204 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | A11488965 |
| Status: | Active |
| Size: | 2,265 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces |
| View: | |
| List Price: | \$2,100,000 |
| List PPSF: | \$927 |
| Valuated Price: | \$1,150,000 |
| 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

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|--|-----|
| 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 |

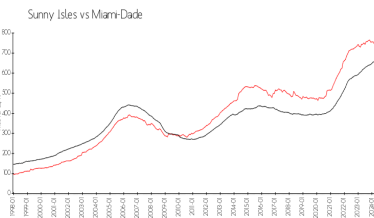
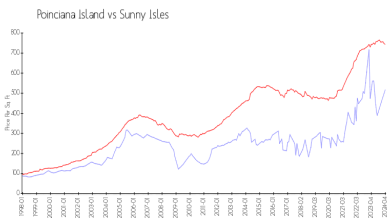
Building Association Information

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

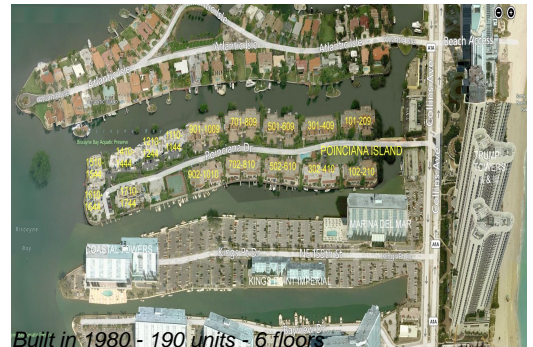


Poinciana Island: \$518/sq. ft.
 Sunny Isles: \$743/sq. ft.

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 |