

# Unit 10G - Island Pointe

10G - 10350 W Bay Harbor Dr, Bay Harbor, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11508606
Status:	Active
Size:	1,230 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$795,000
List PPSF:	\$646
Valuated Price:	\$598,000
Valuated PPSF:	\$486

*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:	168
Number of active listings for rent:	5
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

Island Pointe at Bay Harbour Condominium  
 305-864-9153  
 Manager: 305-864-8296 & IslandPointeManager@gmail.com

## Recent Sales

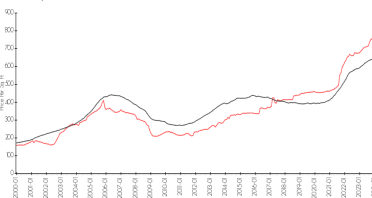
Unit #	Size	Closing Date	Sale Price	PPSF
7J	950 sq ft	Apr 2024	\$387,000	\$407
9C	1,380 sq ft	Nov 2023	\$737,000	\$534
5G	1,230 sq ft	Oct 2023	\$460,000	\$374

## Market Information

Island Pointe vs Bay Harbor



Bay Harbor vs Miami-Dade



Island Pointe:	\$453/sq. ft.	Bay Harbor:	\$818/sq. ft.
Bay Harbor:	\$818/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Island Pointe	2%
Bay Harbor	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Island Pointe	22 days
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Bay Harbor  
Miami-Dade

115 days  
81 days