

Unit 904 - O Residences

904 - 9821 E Bay Harbor Dr, Bay Harbor, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11528724
Status:	Active
Size:	1,199 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$1,100,000
List PPSF:	\$917
Valuated Price:	\$1,038,000
Valuated PPSF:	\$866

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:	41
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

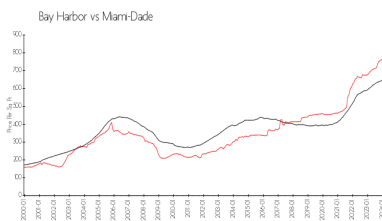
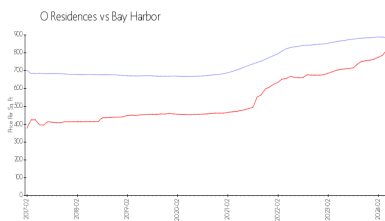
Building Association Information

O Residences
 9821 E. Bay Harbor Drive,
 Bay Harbor, Miami, 33154
 info@obayharbor.com
 (786) 275-6035

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
804	1,199 sq ft	Apr 2024	\$1,024,000	\$854
801	947 sq ft	Mar 2024	\$710,000	\$750
L-302	1,222 sq ft	Mar 2024	\$880,000	\$720
702	1,142 sq ft	Dec 2023	\$870,000	\$762
701	947 sq ft	Oct 2023	\$710,000	\$750
802	1,142 sq ft	Oct 2023	\$950,000	\$832

Market Information



O Residences:	\$885/sq. ft.	Bay Harbor:	\$818/sq. ft.
Bay Harbor:	\$818/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

O Residences	2%
Bay Harbor	5%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

O Residences	198 days
Bay Harbor	115 days
Miami-Dade	81 days