

Unit 7H - Island Pointe

7H - 10350 W Bay Harbor Dr, Bay Harbor, FL, Miami-Dade 33154

Unit Information

MLS Number: A11561598
 Status: Active
 Size: 1,335 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$685,000
 List PPSF: \$513
 Valuated Price: \$601,000
 Valuated PPSF: \$450

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

Recent Sales

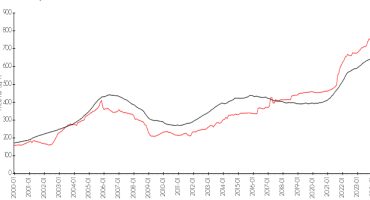
Unit #	Size	Closing Date	Sale Price	PPSF
7J	950 sq ft	Apr 2024	\$387,000	\$407
9C	1,380 sq ft	Nov 2023	\$737,000	\$534
5G	1,230 sq ft	Oct 2023	\$460,000	\$374

Market Information

Island Pointe vs Bay Harbor



Bay Harbor vs Miami-Dade



Island Pointe: \$453/sq. ft.
 Bay Harbor: \$818/sq. ft.
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 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



Bay Harbor
Miami-Dade

115 days
81 days