

Unit 301 - Bijou

301 - 9521 E Bay Harbor Dr, Bay Harbor, FL, Miami-Dade 33154

Unit Information

| | |
|-----------------|--------------------------------|
| MLS Number: | A11562612 |
| Status: | Active |
| Size: | 1,060 Sq ft. |
| Bedrooms: | 4 |
| Full Bathrooms: | 4 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$2,900,000 |
| List PPSF: | \$2,736 |
| Valuated Price: | \$982,000 |
| Valuated PPSF: | \$926 |

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: | 41 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 4 |
| Building inventory for sale: | 9% |
| Number of sales over the last 12 months: | 3 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 1 |

Building Association Information

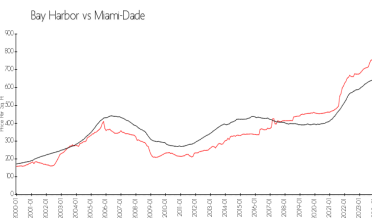
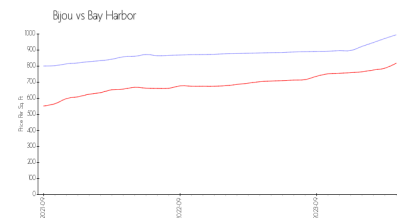
Bijou Bay Harbor
 Adresse : 9521 E Bay Harbor Dr,
 Bay Harbor Islands, FL 33154
 Téléphone : +1 305-864-2220

<https://bijoubayharbor.com/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 506 | 985 sq ft | Apr 2024 | \$835,000 | \$848 |
| 406 | 985 sq ft | Dec 2023 | \$830,000 | \$843 |
| 706 | 985 sq ft | Nov 2023 | \$895,000 | \$909 |

Market Information



| | | | |
|-------------|---------------|-------------|---------------|
| Bijou: | \$995/sq. ft. | Bay Harbor: | \$818/sq. ft. |
| Bay Harbor: | \$818/sq. ft. | Miami-Dade: | \$698/sq. ft. |

Inventory for Sale

| | |
|------------|-----|
| Bijou | 10% |
| Bay Harbor | 5% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|------------|----------|
| Bijou | 75 days |
| Bay Harbor | 115 days |
| Miami-Dade | 81 days |