

Unit 704 - Bijou

704 - 9521 E Bay Harbor Dr, Bay Harbor, FL, Miami-Dade 33154

Unit Information

MLS Number: A11569202
 Status: Active
 Size: 2,089 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View:
 List Price: \$2,795,000
 List PPSF: \$1,338
 Valuated Price: \$2,216,000
 Valuated PPSF: \$1,061

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: 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

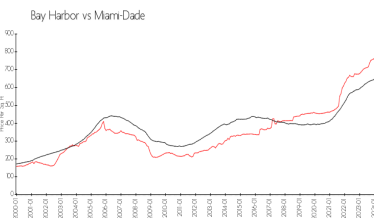
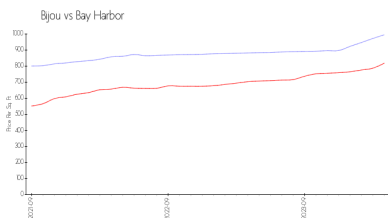
Bijou Bay Harbor
 Adresse : 9521 E Bay Harbor Dr,
 Bay Harbor Islands, FL 33154
 Téléphone : +1 305-864-2220

<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.

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 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