

# Unit 1620 - Poinciana Island

1620 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11571361
Status:	Active
Size:	2,500 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Additional Spaces Available
View:	
List Price:	\$1,275,000
List PPSF:	\$510
Valuated Price:	\$1,145,000
Valuated PPSF:	\$458

*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:	190
Number of active listings for rent:	3
Number of active listings for sale:	13
Building inventory for sale:	6%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	4

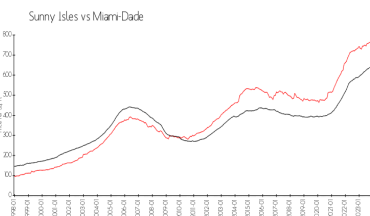
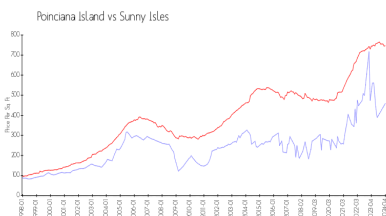
## Building Association Information

Poinciana Island Yacht & Racquet Club Condo Association  
350 Poinciana Dr, Sunny Isles Beach,  
FL 33160  
(305) 947-2111

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1116	2,370 sq ft	May 2024	\$1,100,000	\$464
1630	2,220 sq ft	Apr 2024	\$760,000	\$342
506	2,265 sq ft	Apr 2024	\$975,000	\$430
708	2,265 sq ft	Apr 2024	\$1,000,000	\$442
1124	2,500 sq ft	Oct 2023	\$875,000	\$350

## Market Information

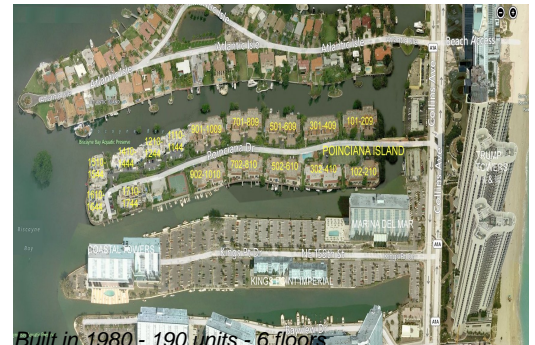


Poinciana Island: \$459/sq. ft.  
Sunny Isles: \$746/sq. ft.

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Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Poinciana Island	7%
Sunny Isles	5%
Miami-Dade	3%



### **Avg. Time to Close Over Last 12 Months**

Poinciana Island	211 days
Sunny Isles	114 days
Miami-Dade	81 days