

Unit 1415 - Poinciana Island

1415 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11604381
Status:	Active
Size:	2,370 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$1,350,000
List PPSF:	\$570
Valuated Price:	\$982,000
Valuated PPSF:	\$414

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:	20
Building inventory for sale:	10%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

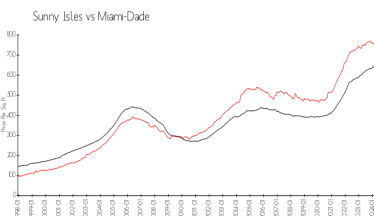
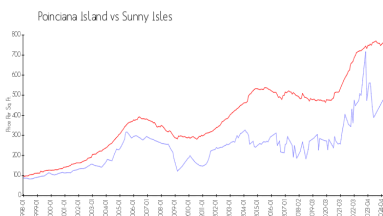
Building Association Information

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
1514	2,370 sq ft	Sep 2024	\$1,399,000	\$590
903	2,265 sq ft	Aug 2024	\$955,000	\$422
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

Market Information



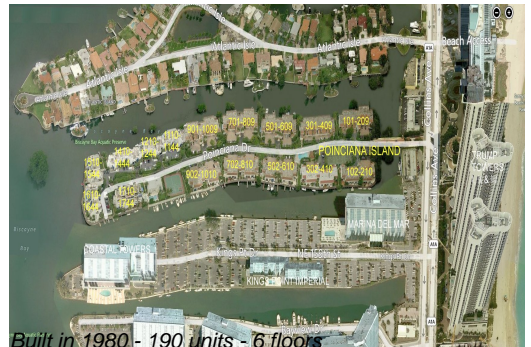
Poinciana Island: \$424/sq. ft.
Sunny Isles: \$749/sq. ft.

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Miami-Dade: \$696/sq. ft.

Inventory for Sale

Poinciana Island	11%
Sunny Isles	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Poinciana Island	222 days
Sunny Isles	116 days
Miami-Dade	85 days