

Unit 1111 - Poinciana Island

1111 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11627271
Status:	Active
Size:	2,370 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Additional Spaces Available
View:	
List Price:	\$1,200,000
List PPSF:	\$506
Valuated Price:	\$1,152,000
Valuated PPSF:	\$486

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:	19
Building inventory for sale:	10%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
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

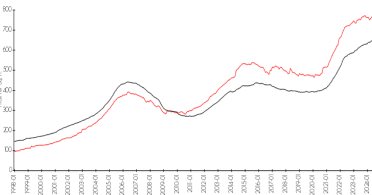
Unit #	Size	Closing Date	Sale Price	PPSF
1612	2,370 sq ft	Nov 2024	\$1,650,000	\$696
1514	2,370 sq ft	Sep 2024	\$1,399,000	\$590
903	2,265 sq ft	Aug 2024	\$955,000	\$422
1116	2,370 sq ft	May 2024	\$1,100,000	\$464
1630	2,220 sq ft	Apr 2024	\$760,000	\$342
506	2,265 sq ft	Apr 2024	\$975,000	\$430
708	2,265 sq ft	Apr 2024	\$1,000,000	\$442

Market Information

Poinciana Island vs Sunny Isles



Sunny Isles vs Miami-Dade



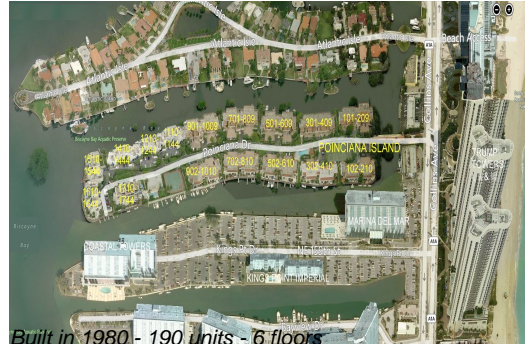
Poinciana Island: \$498/sq. ft.
 Sunny Isles: \$757/sq. ft.

Sunny Isles: \$757/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Poinciana Island	10%
Sunny Isles	7%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Poinciana Island
Sunny Isles
Miami-Dade

145 days
111 days
86 days