

Unit 1130 - Poinciana Island

1130 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11632260
Status:	Active
Size:	2,220 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$1,350,000
List PPSF:	\$608
Valuated Price:	\$946,000
Valuated PPSF:	\$426

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:	16
Building inventory for sale:	8%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

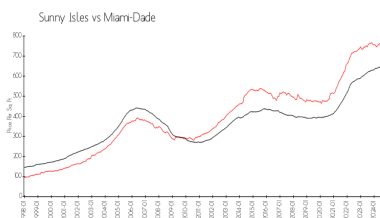
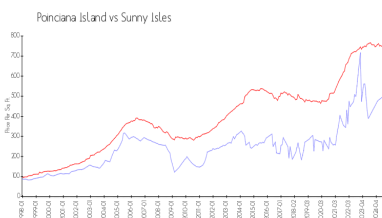
Building Association Information

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
1516	2,370 sq ft	Nov 2024	\$1,074,700	\$453
1225	2,500 sq ft	Nov 2024	\$825,000	\$330
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

Market Information



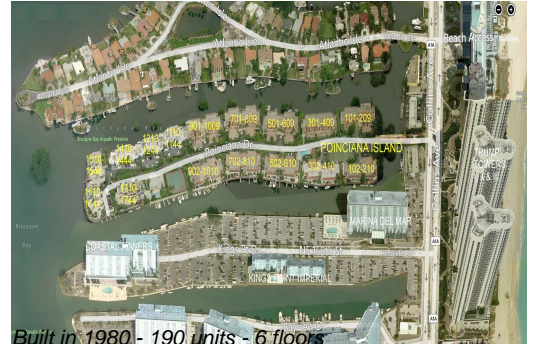
Poinciana Island:	\$419/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Poinciana Island	8%
Sunny Isles	7%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months

Poinciana Island	119 days
Sunny Isles	116 days



Miami-Dade

90 days