

# Unit 306 - Le Jardin Residences

306 - 1150 102 St, Bay Harbor, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11639820
Status:	Active
Size:	1,211 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$1,059,000
List PPSF:	\$874
Valuated Price:	\$886,000
Valuated PPSF:	\$732

*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:	30
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	13%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

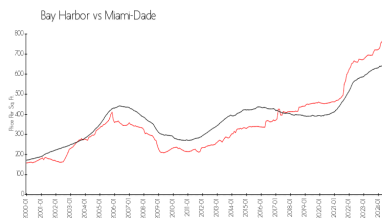
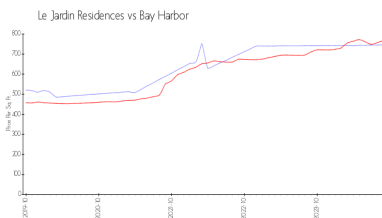
## Building Association Information

Le Jardin Residences  
1150 102nd St,  
Bay Harbor Islands, FL 33154  
Phone: +1 305-763-8507

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
401	1,211 sq ft	Jul 2024	\$850,000	\$702
506	1,207 sq ft	Jul 2024	\$935,000	\$775
606	1,202 sq ft	Apr 2024	\$825,000	\$686

## Market Information



Le Jardin Residences:	\$746/sq. ft.	Bay Harbor:	\$768/sq. ft.
Bay Harbor:	\$768/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Le Jardin Residences	13%
Bay Harbor	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Le Jardin Residences	124 days
Bay Harbor	106 days
Miami-Dade	86 days

