

Unit 1520 - Poinciana Island

1520 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11645281
 Status: Active
 Size: 2,830 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Assigned Parking, Covered Parking

View:

List Price: \$1,195,500
 List PPSF: \$422
 Valuated Price: \$1,403,000
 Valuated PPSF: \$496

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

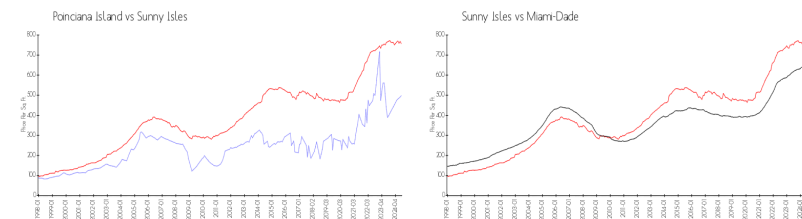
Building Association Information

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

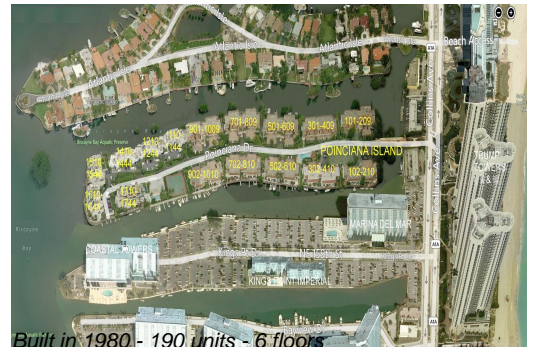
Market Information



Poinciana Island:	\$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	145 days
Sunny Isles	111 days
Miami-Dade	86 days