

# Unit 8R - Island Pointe

8R - 10350 W Bay Harbor Dr, Bay Harbor, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11646996  
 Status: Active  
 Size: 1,379 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$949,000  
 List PPSF: \$688  
 Valuated Price: \$673,000  
 Valuated PPSF: \$488

*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: 168  
 Number of active listings for rent: 5  
 Number of active listings for sale: 7  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

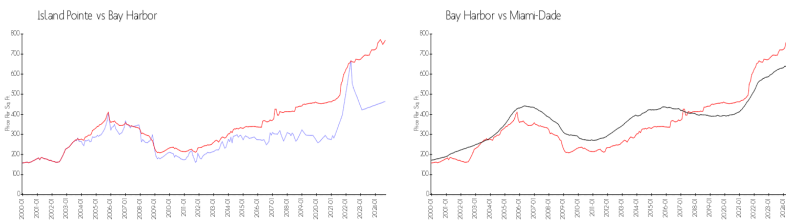
## Building Association Information

Island Point at Bay Harbour Condominium  
 305-864-9153  
 Manager: 305-864-8296 & IslandPointeManager@gmail.com

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
7H	1,335 sq ft	Nov 2024	\$580,000	\$434
2D	1,330 sq ft	Jun 2024	\$582,500	\$438
4K	950 sq ft	Jun 2024	\$390,000	\$411
7J	950 sq ft	Apr 2024	\$387,000	\$407

## Market Information



Island Pointe:	\$464/sq. ft.	Bay Harbor:	\$768/sq. ft.
Bay Harbor:	\$768/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Island Pointe 4%  
 Bay Harbor 5%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months

Island Pointe 75 days  
 Bay Harbor 104 days  
 Miami-Dade 87 days

