

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

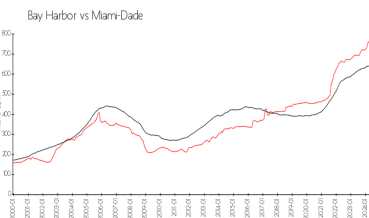
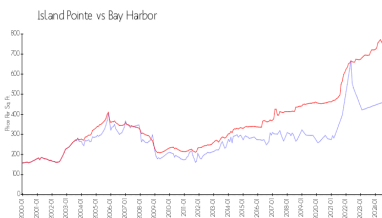
Building Association Information

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

