

Unit 1224 - Poinciana Island

1224 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11648942
 Status: Pending
 Size: 2,500 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces
 View:
 List Price: \$999,900
 List PPSF: \$400
 Valuated Price: \$1,045,000
 Valuated PPSF: \$418

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: 15
 Building inventory for sale: 7%
 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

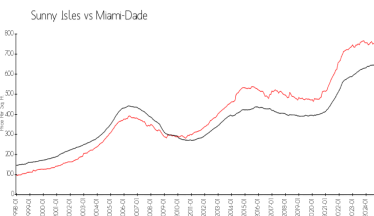
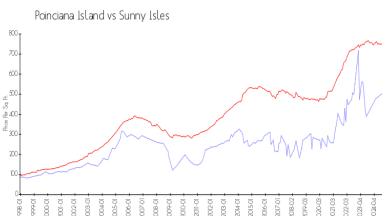
Building Association Information

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

