

# Unit 401 - Poinciana Island

401 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11649085  
 Status: Active  
 Size: 2,265 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking,Open Space Parking

View:

List Price: \$1,325,000  
 List PPSF: \$585  
 Valuated Price: \$928,000  
 Valuated PPSF: \$410

*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

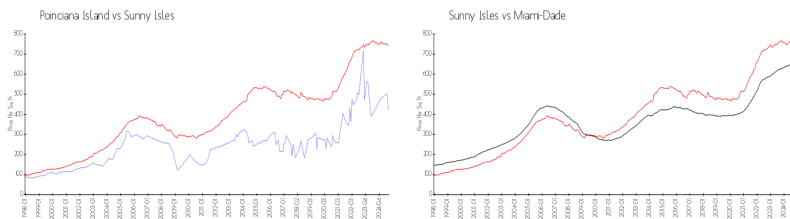
## Building Association Information

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  
Miami-Dade

116 days  
90 days