

# Unit 401 - Poinciana Island

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

## Unit Information

MLS Number:	A11649085
Status:	Expired
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:	\$1,295,000
List PPSF:	\$572
Valuated Price:	\$978,000
Valuated PPSF:	\$432

*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:	22
Building inventory for sale:	11%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

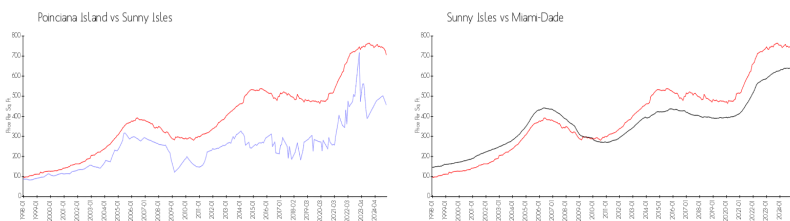
## Building Association Information

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
1224	2,500 sq ft	Apr 2025	\$965,000	\$386
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

## Market Information



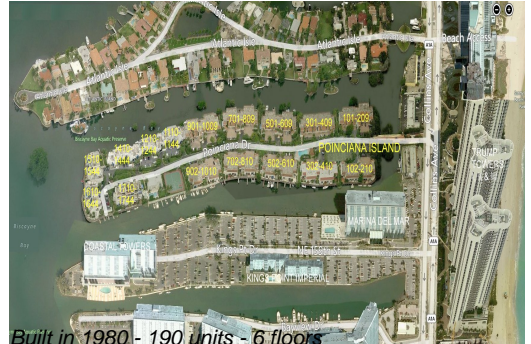
Poinciana Island:	\$442/sq. ft.	Sunny Isles:	\$730/sq. ft.
Sunny Isles:	\$730/sq. ft.	Miami-Dade:	\$685/sq. ft.

## Inventory for Sale

Poinciana Island	12%
Sunny Isles	7%
Miami-Dade	5%

## Avg. Time to Close Over Last 12 Months

Poinciana Island	112 days
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Sunny Isles  
Miami-Dade

120 days  
94 days