

# Unit 1211 - Poinciana Island

1211 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11650254  
 Status: Active  
 Size: 2,370 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$1,395,000  
 List PPSF: \$589  
 Valuated Price: \$971,000  
 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: 16  
 Building inventory for sale: 8%  
 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

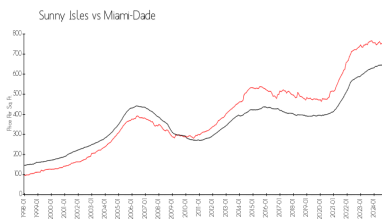
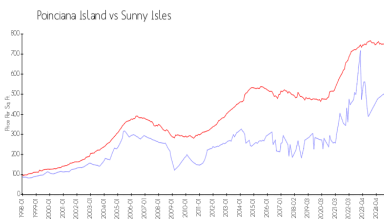
## Building Association Information

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



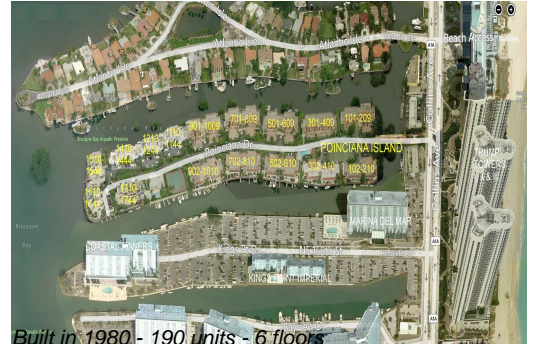
Poinciana Island:	\$419/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$688/sq. ft.

## 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



Miami-Dade

90 days