

Unit 7N - Island Pointe

7N - 10350 W Bay Harbor Dr, Bay Harbor, FL, Miami-Dade 33154

Unit Information

MLS Number: A11651128
 Status: Active
 Size: 950 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$460,000
 List PPSF: \$484
 Valuated Price: \$397,000
 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: 168
 Number of active listings for rent: 5
 Number of active listings for sale: 6
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0

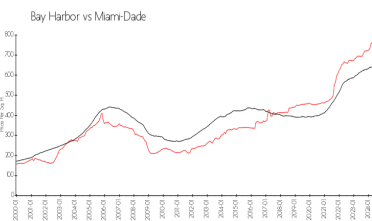
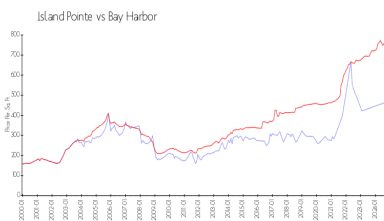
Building Association Information

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
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 6%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months

Island Pointe 37 days
 Bay Harbor 106 days
 Miami-Dade 86 days

