

# Unit 402 - Riva Bay Harbor

402 - 9400 W Bay Harbor Dr, Bay Harbor Island, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11654620  
 Status: Active  
 Size: 2,547 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking

View:  
 List Price: \$2,100,000  
 List PPSF: \$824  
 Valuated Price: \$2,251,000  
 Valuated PPSF: \$884

*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: 25  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 32%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

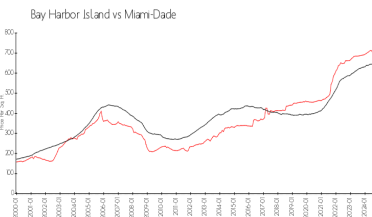
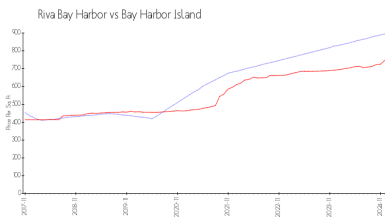
## Building Association Information

Riva Bay Harbor  
 Address: 9400 W Bay Harbor Dr,  
 Bay Harbor Islands, FL 33154

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
303	2,556 sq ft	Feb 2024	\$2,084,000	\$815

## Market Information



Riva Bay Harbor: \$893/sq. ft.  
 Bay Harbor Island: \$840/sq. ft.

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 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Riva Bay Harbor: 32%  
 Bay Harbor Island: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Riva Bay Harbor: 115 days  
 Bay Harbor Island: 117 days  
 Miami-Dade: 90 days

