Unit 905 - Poinciana Island

905 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

Built in 1980 - 190 units - 6 floors

Unit Information

MLS Number:	A11668500
Status:	Active
Size:	2,265 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	
List Price:	$1,615,000
List PPSF:	$713
Valuated Price:	$1,020,000
Valuated PPSF:	$450

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

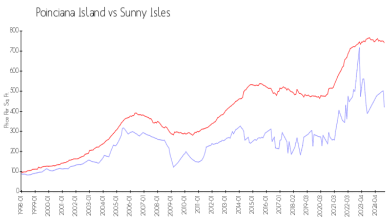
Building Association Information

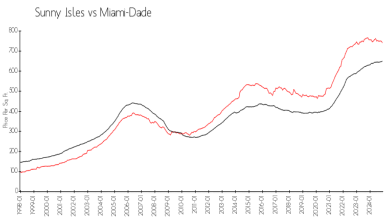
Poinciana Island Yacht & Racquet Club Condo Association
350 Poinciana Dr, Sunny Isles Beach,
FL 33160
(305) 947-2111

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