

# Unit 7G-N - Kai at Bay Harbor (North&South)

7G-N - 9940 W Bay Harbor Dr, Bay Harbor Island, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11678591  
 Status: Active  
 Size: 3,717 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Covered Parking, Deeded Parking, Guest Parking

### View:

List Price: \$4,550,000  
 List PPSF: \$1,224  
 Valuated Price: \$3,842,000  
 Valuated PPSF: \$1,034

*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.*

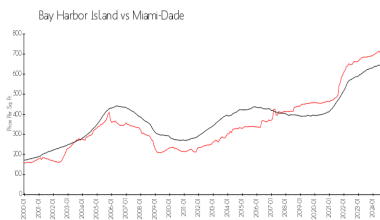
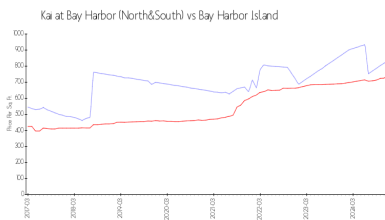
## Building Information

Number of units: 54  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5A-N	1,239 sq ft	Jan 2025	\$820,000	\$662
4A-S	1,239 sq ft	Jan 2025	\$845,000	\$682
4B-N	1,335 sq ft	Nov 2024	\$790,000	\$592
6FS	1,330 sq ft	Jul 2024	\$1,115,000	\$838
3H-N	1,834 sq ft	Jun 2024	\$1,850,000	\$1,009

## Market Information



Kai at Bay Harbor (North&South): \$835/sq. ft.  
 Bay Harbor Island: \$840/sq. ft.

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

## Inventory for Sale

Kai at Bay Harbor (North&South): 9%  
 Bay Harbor Island: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Kai at Bay Harbor (North&South): 171 days  
 Bay Harbor Island: 117 days  
 Miami-Dade: 90 days

