

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

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

## Unit Information

MLS Number:	A11766856
Status:	Active
Size:	1,276 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Additional Spaces Available,Assigned Parking
View:	
List Price:	\$1,250,000
List PPSF:	\$980
Valuated Price:	\$937,000
Valuated PPSF:	\$734

*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.*

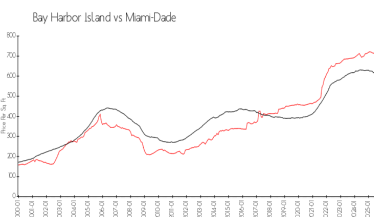
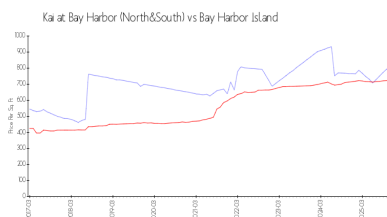
## Building Information

Number of units:	54
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	7%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4B-S	1,335 sq ft	Dec 2025	\$800,000	\$599
5c-S	2,620 sq ft	Jun 2025	\$2,050,000	\$782
4E-S	1,106 sq ft	May 2025	\$920,000	\$832
5ES	1,106 sq ft	May 2025	\$980,000	\$886
5A-N	1,239 sq ft	Jan 2025	\$820,000	\$662
4A-S	1,239 sq ft	Jan 2025	\$845,000	\$682

## Market Information



Kai at Bay Harbor (North&South): \$816/sq. ft.  
Bay Harbor Island: \$724/sq. ft.

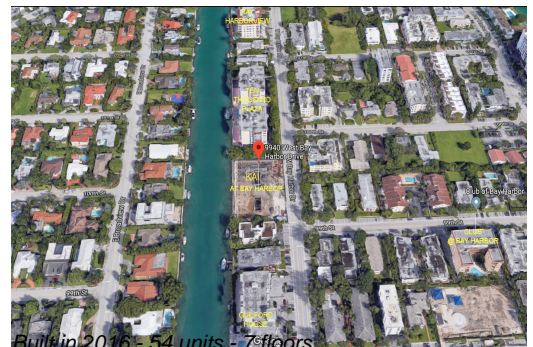
Bay Harbor Island: \$724/sq. ft.  
Miami-Dade: \$668/sq. ft.

## Inventory for Sale

Kai at Bay Harbor (North&South)	7%
Bay Harbor Island	7%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Kai at Bay Harbor (North&South)	71 days
Bay Harbor Island	93 days
Miami-Dade	77 days



Built in 2016 - 54 units - 7 floors