

Unit 10AB - Island Pointe

10AB - 10350 W Bay Harbor Dr, Bay Harbor Island, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11890291
Status:	Active
Size:	1,950 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$899,000
List PPSF:	\$461
Valuated Price:	\$798,000
Valuated PPSF:	\$409

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:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

Building Association Information

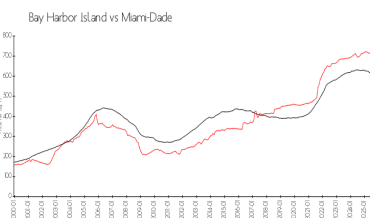
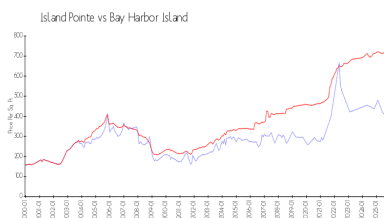
Island Point at Bay Harbour Condominium
 305-864-9153
 Manager: 305-864-8296 & IslandPointeManager@gmail.com

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9T	950 sq ft	Aug 2025	\$380,000	\$400
4H	1,335 sq ft	Aug 2025	\$510,000	\$382
4F	950 sq ft	Aug 2025	\$400,000	\$421
7L	950 sq ft	Jun 2025	\$360,000	\$379
9P	1,340 sq ft	Feb 2025	\$650,000	\$485
2T	950 sq ft	Feb 2025	\$405,000	\$426

Market Information



Island Pointe:	\$382/sq. ft.	Bay Harbor Island:	\$724/sq. ft.
Bay Harbor Island:	\$724/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Island Pointe	4%
Bay Harbor Island	7%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Island Pointe	86 days
Bay Harbor Island	93 days
Miami-Dade	77 days