

Unit 204 - Poinciana Island

204 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11895481
Status:	Active
Size:	2,265 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$1,550,000
List PPSF:	\$684
Valuated Price:	\$956,000
Valuated PPSF:	\$422

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:	15
Building inventory for sale:	7%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Building Association Information

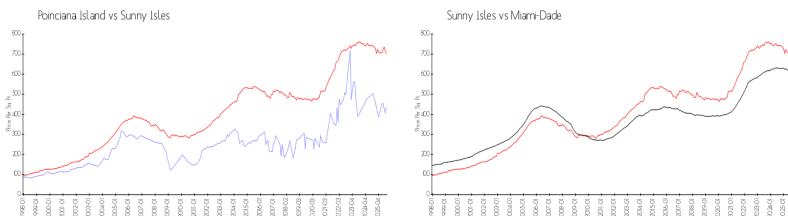
Poinciana Island Yacht & Racquet Club Condo Association
350 Poinciana Dr, Sunny Isles Beach,
FL 33160
(305) 947-2111

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1215	2,370 sq ft	Nov 2025	\$1,000,000	\$422
103	2,265 sq ft	Oct 2025	\$900,000	\$397
1111	2,370 sq ft	Aug 2025	\$1,050,000	\$443
1715	2,370 sq ft	Jul 2025	\$1,050,000	\$443
1224	2,500 sq ft	Apr 2025	\$965,000	\$386

Market Information

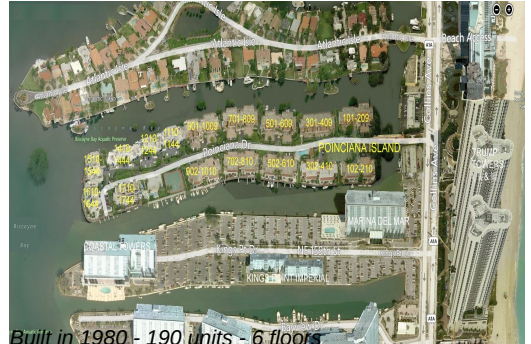


Poinciana Island:	\$432/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Poinciana Island	8%
Sunny Isles	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Poinciana Island
Sunny Isles
Miami-Dade

104 days
113 days
77 days