

Unit 101 - Riva Bay Harbor

101 - 9400 W Bay Harbor Dr, Bay Harbor Island, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11913856
Status:	Active
Size:	2,728 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking,Valet Parking
View:	
List Price:	\$2,950,000
List PPSF:	\$1,081
Valuated Price:	\$2,788,000
Valuated PPSF:	\$1,123

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:	25
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	12%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Building Association Information

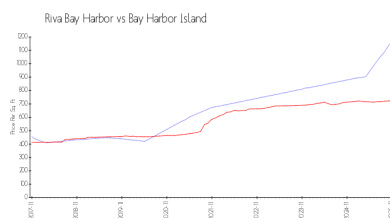
Riva Bay Harbor
Address: 9400 W Bay Harbor Dr,
Bay Harbor Islands, FL 33154

<https://>

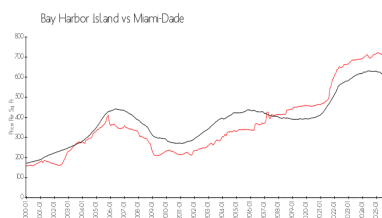
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
401	2,150 sq ft	Sep 2025	\$1,980,000	\$921
203	2,556 sq ft	Apr 2025	\$2,250,000	\$880
402	2,547 sq ft	Apr 2025	\$2,035,000	\$799

Market Information



Riva Bay Harbor: \$1169/sq. ft.
Bay Harbor Island: \$724/sq. ft.



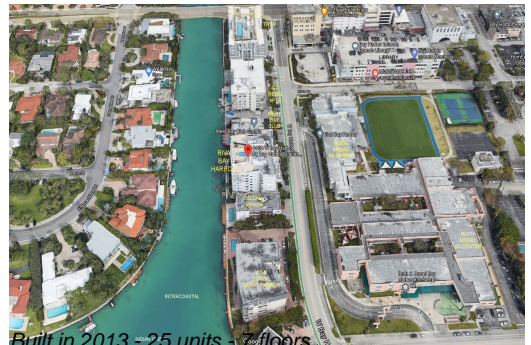
Bay Harbor Island: \$724/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

Riva Bay Harbor	12%
Bay Harbor Island	7%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Riva Bay Harbor	155 days
-----------------	----------



Built in 2013 - 25 units - 7 floors

Bay Harbor Island
Miami-Dade

93 days
77 days