

Unit 3G-S - Kai at Bay Harbor (North&South)

3G-S - 9940 W Bay Harbor Dr, Bay Harbor Islands, FL, Miami-Dade 33154

Unit Information

MLS Number: A11938173
 Status: Active Under Contract
 Size: 1,882 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Guest Parking

View:
 List Price: \$1,980,000
 List PPSF: \$1,052
 Valuated Price: \$1,808,000
 Valuated PPSF: \$961

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.

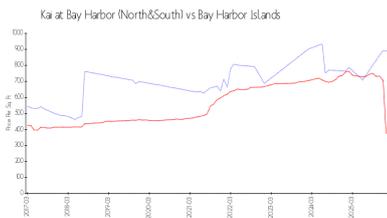
Building Information

Number of units: 54
 Number of active listings for rent: 0
 Number of active listings for sale: 1
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
7G-N	3,717 sq ft	Feb 2026	\$3,400,000	\$915
4B-S	1,335 sq ft	Dec 2025	\$800,000	\$599
5c-S	2,620 sq ft	Jun 2025	\$2,050,000	\$782
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4E-S	1,106 sq ft	May 2025	\$920,000	\$832
5ES	1,106 sq ft	May 2025	\$980,000	\$886

Market Information



Kai at Bay Harbor (North&South): \$889/sq. ft.
 Bay Harbor Islands: \$372/sq. ft.

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 Miami-Dade: \$664/sq. ft.

Inventory for Sale

Kai at Bay Harbor (North&South): 2%
 Bay Harbor Islands: 7%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Kai at Bay Harbor (North&South): 87 days
 Bay Harbor Islands: 98 days
 Miami-Dade: 79 days

