

# Unit 9N - Island Pointe

9N - 10350 W Bay Harbor Dr, Bay Harbor Islands, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11944148  
 Status: Active  
 Size: 950 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Open Space Parking  
 View:  
 List Price: \$374,000  
 List PPSF: \$394  
 Valuated Price: \$328,000  
 Valuated PPSF: \$345

*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: 5  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## 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
5R	1,379 sq ft	Mar 2026	\$612,500	\$444
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

## Market Information



Island Pointe: \$376/sq. ft.  
 Bay Harbor Islands: \$372/sq. ft.  
 Bay Harbor Islands: \$372/sq. ft.  
 Miami-Dade: \$664/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Island Pointe  
Bay Harbor Islands  
Miami-Dade

82 days  
98 days  
79 days