

Unit 7AB - Island Pointe

7AB - 10350 W Bay Harbor Dr, Bay Harbor, FL, Miami-Dade 33154

Unit Information

MLS Number:	F10371391
Status:	Active Under Contract
Size:	2,300 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking,Guest Parking
View:	Bay,Intracoastal View,Ocean View
List Price:	\$1,550,000
List PPSF:	\$674
Valuated Price:	\$914,000
Valuated PPSF:	\$469

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:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

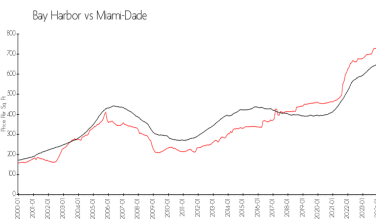
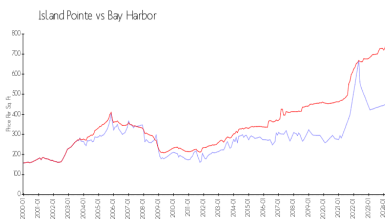
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9C	1,380 sq ft	Nov 2023	\$737,000	\$534
5G	1,230 sq ft	Oct 2023	\$460,000	\$374

Market Information



Island Pointe:	\$450/sq. ft.	Bay Harbor:	\$761/sq. ft.
Bay Harbor:	\$761/sq. ft.	Miami-Dade:	\$710/sq. ft.

Inventory for Sale

Island Pointe	2%
Bay Harbor	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Island Pointe	3 days
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Bay Harbor
Miami-Dade

115 days
81 days