

# Unit 202 - Riva Bay Harbor

202 - 9400 W Bay Harbor Dr, Bay Harbor, FL, Miami-Dade 33154

## Unit Information

MLS Number: F10408856  
 Status: Active  
 Size: 2,547 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking  
 View: Intracoastal View  
 List Price: \$2,700,000  
 List PPSF: \$1,060  
 Valuated Price: \$2,565,000  
 Valuated PPSF: \$1,007

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

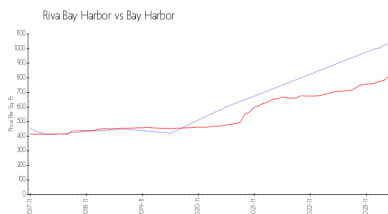
## Building Association Information

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

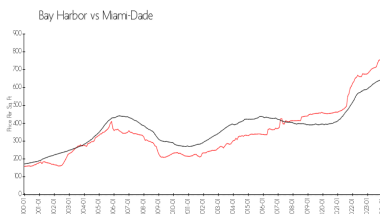
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
303	2,556 sq ft	Feb 2024	\$2,084,000	\$815
504	2,151 sq ft	Dec 2023	\$2,000,000	\$930

## Market Information



Riva Bay Harbor: \$1038/sq. ft.  
 Bay Harbor: \$818/sq. ft.



Bay Harbor: \$818/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Riva Bay Harbor: 4%  
 Bay Harbor: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Riva Bay Harbor: 131 days



Bay Harbor  
Miami-Dade

115 days  
81 days