

Unit 202 - Riva Bay Harbor

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

Unit Information

MLS Number: F10467927
 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: \$2,900,000
 List PPSF: \$1,139
 Valuated Price: \$2,442,000
 Valuated PPSF: \$959

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: 5
 Building inventory for sale: 20%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

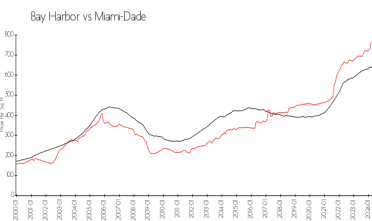
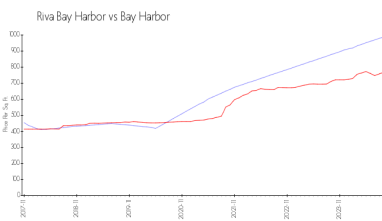
Building Association Information

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



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|------------------|---------------|-------------|---------------|
| Riva Bay Harbor: | \$988/sq. ft. | Bay Harbor: | \$768/sq. ft. |
| Bay Harbor: | \$768/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

Riva Bay Harbor: 20%
 Bay Harbor: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Riva Bay Harbor: 131 days
 Bay Harbor: 106 days
 Miami-Dade: 86 days

