

Unit 302 - Poinciana Island

302 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11449771
Status:	Active
Size:	2,650 Sq ft.
Bedrooms:	4
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	
List Price:	\$1,600,000
List PPSF:	\$604
Valuated Price:	\$1,190,000
Valuated PPSF:	\$449

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:	190
Number of active listings for rent:	3
Number of active listings for sale:	13
Building inventory for sale:	6%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	4

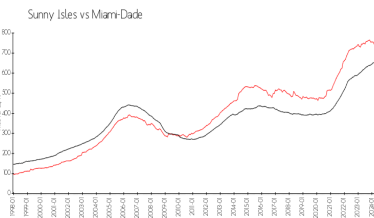
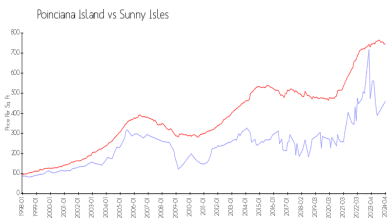
Building Association Information

Poinciana Island Yacht & Racquet Club Condo Association
 350 Poinciana Dr, Sunny Isles Beach,
 FL 33160
 (305) 947-2111

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1116	2,370 sq ft	May 2024	\$1,100,000	\$464
1630	2,220 sq ft	Apr 2024	\$760,000	\$342
506	2,265 sq ft	Apr 2024	\$975,000	\$430
708	2,265 sq ft	Apr 2024	\$1,000,000	\$442
1124	2,500 sq ft	Oct 2023	\$875,000	\$350

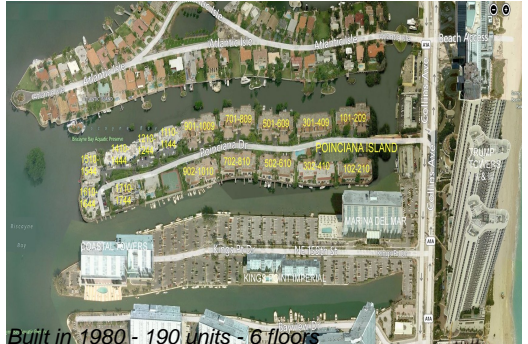
Market Information



Poinciana Island:	\$459/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Poinciana Island	7%
Sunny Isles	5%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Poinciana Island	211 days
Sunny Isles	113 days
Miami-Dade	81 days