

Unit 1009 - Poinciana Island

1009 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11469184
 Status: Active
 Size: 0 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces
 View:
 List Price: \$2,000,000
 Valuated Price: \$1,309,000
 Valuated PPSF: \$494

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

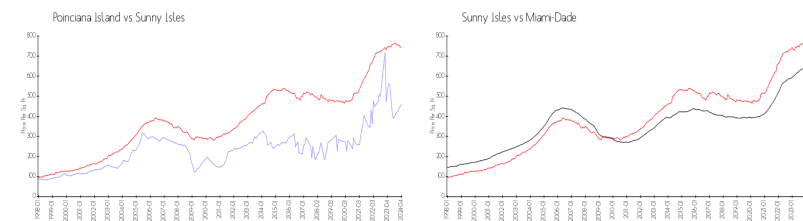
Building Association Information

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
Sunny Isles
Miami-Dade

211 days
113 days
81 days