

Unit 5A-N - Kai at Bay Harbor (North&South)

5A-N - 9940 W Bay Harbor Dr, Bay Harbor, FL, Miami-Dade 33154

Unit Information

MLS Number: A11476450
 Status: Active
 Size: 1,239 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$1,200,000
 List PPSF: \$969
 Valuated Price: \$919,000
 Valuated PPSF: \$742

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.

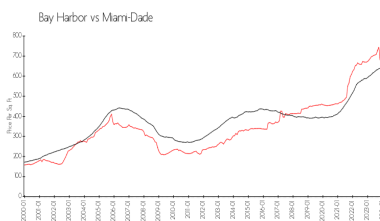
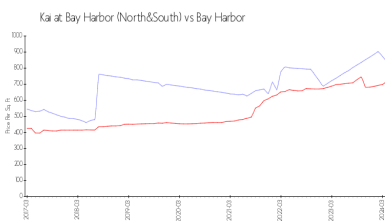
Building Information

Number of units: 54
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5F-N	1,330 sq ft	Feb 2024	\$1,323,000	\$995
3H-N	1,834 sq ft	Aug 2023	\$1,700,000	\$927
5CN	1,335 sq ft	Aug 2023	\$950,000	\$712
5E-S	1,106 sq ft	Jul 2023	\$795,000	\$719

Market Information



Kai at Bay Harbor (North&South):	\$841/sq. ft.	Bay Harbor:	\$717/sq. ft.
Bay Harbor:	\$717/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Kai at Bay Harbor (North&South) 7%
 Bay Harbor 4%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months

Kai at Bay Harbor (North&South) 128 days
 Bay Harbor 114 days
 Miami-Dade 81 days

