

# Unit 7H - Island Pointe

7H - 10350 W Bay Harbor Dr, Bay Harbor, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11561598  
 Status: Active  
 Size: 1,335 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$685,000  
 List PPSF: \$513  
 Valuated Price: \$601,000  
 Valuated PPSF: \$450

*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: 168  
 Number of active listings for rent: 5  
 Number of active listings for sale: 4  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

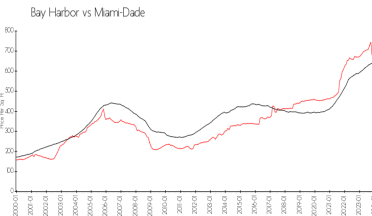
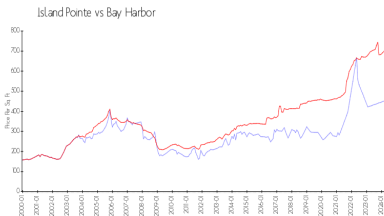
## Building Association Information

Island Point at Bay Harbour Condominium  
 305-864-9153  
 Manager: 305-864-8296 & IslandPointeManager@gmail.com

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
7J	950 sq ft	Apr 2024	\$387,000	\$407
9C	1,380 sq ft	Nov 2023	\$737,000	\$534
5G	1,230 sq ft	Oct 2023	\$460,000	\$374

## Market Information



Island Pointe: \$453/sq. ft.      Bay Harbor: \$717/sq. ft.  
 Bay Harbor: \$717/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Island Pointe: 2%  
 Bay Harbor: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Island Pointe: 22 days



Bay Harbor  
Miami-Dade

114 days  
81 days