

# Unit 4A-S - Kai at Bay Harbor (North&South)

4A-S - 9940 W Bay Harbor Dr, Bay Harbor, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11564613
Status:	Active
Size:	1,239 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking
View:	
List Price:	\$975,000
List PPSF:	\$787
Valuated Price:	\$910,000
Valuated PPSF:	\$734

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.

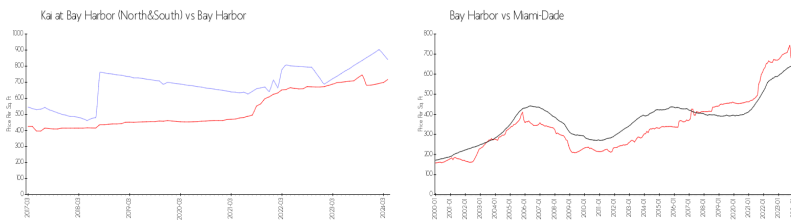
## Building Information

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

