

# Unit 706 - Bijou

706 - 9521 E Bay Harbor Dr, Bay Harbor, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11575476  
 Status: Active  
 Size: 985 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Rv/Boat Parking,Valet Parking  
 View:  
 List Price: \$950,000  
 List PPSF: \$964  
 Valuated Price: \$950,000  
 Valuated PPSF: \$964

*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: 41  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 7%  
 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

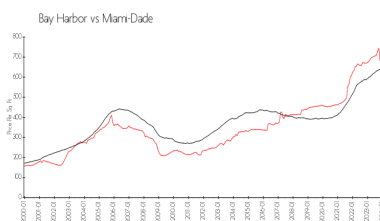
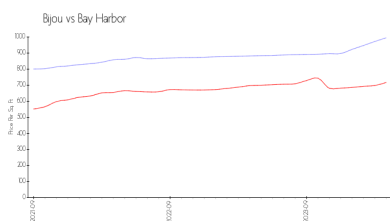
Bijou Bay Harbor  
 Adresse : 9521 E Bay Harbor Dr,  
 Bay Harbor Islands, FL 33154  
 Téléphone : +1 305-864-2220

<https://bijoubayharbor.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
506	985 sq ft	Apr 2024	\$835,000	\$848
406	985 sq ft	Dec 2023	\$830,000	\$843
706	985 sq ft	Nov 2023	\$895,000	\$909

## Market Information



Bijou: \$995/sq. ft.  
 Bay Harbor: \$717/sq. ft.

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 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Bijou: 7%  
 Bay Harbor: 4%  
 Miami-Dade: 3%



**Avg. Time to Close Over Last 12 Months**

Bijou	75 days
Bay Harbor	114 days
Miami-Dade	81 days