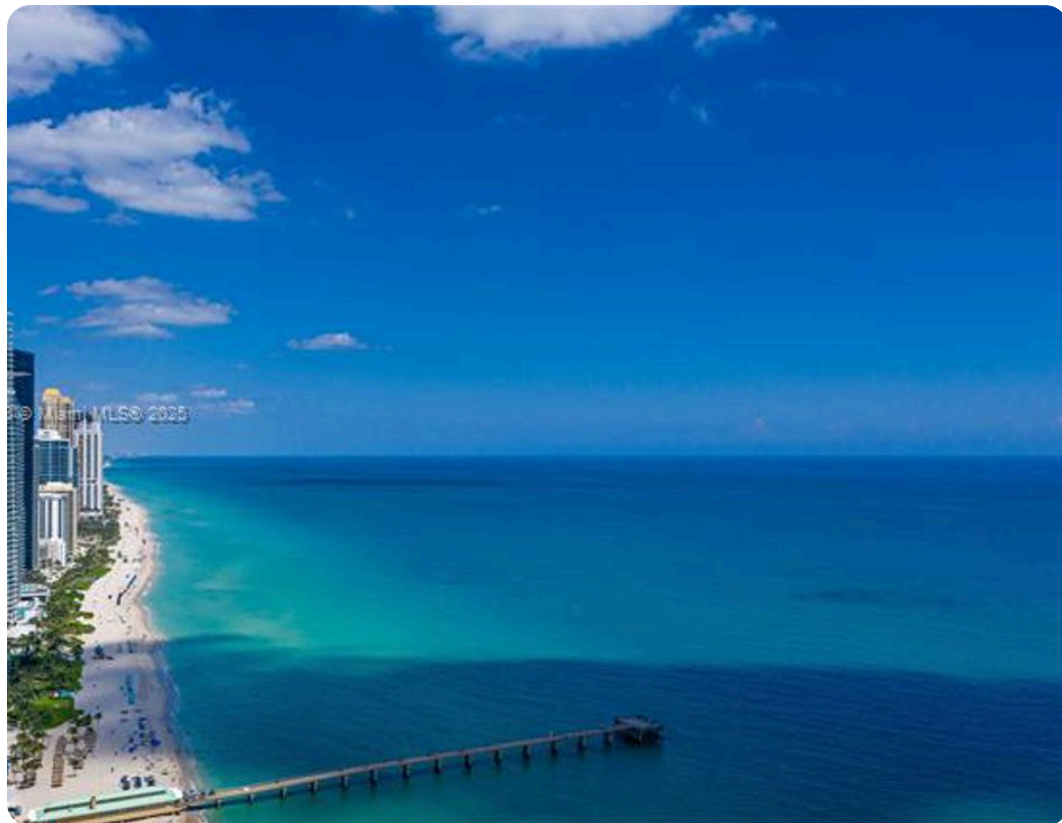


214 Poinciana Dr, #204

Sunny Isles Beach, FL 33160



Fabrice Ernandes

Florida Real Estate License #3427417

Florida Appraisal License #3427417

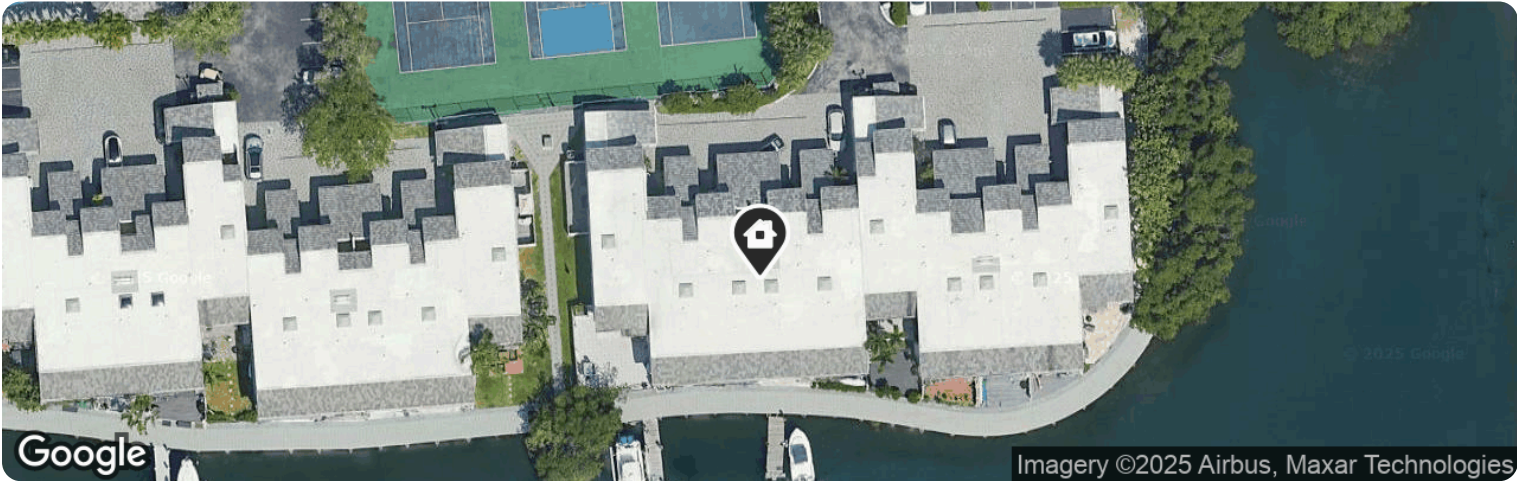
📞 Work (786) 603-0184 | 📞 Work (786) 603-0184

📠 (305) 200-0133

✉️ info@fabriceernandes.com

🌐 <http://www.yourdreamia.com>

214 Poinciana Dr, #204, Sunny Isles Beach, FL 33160



NEW Active / For Sale • New, Active: 7/14/2025

List Price

\$1,550,000

Active Date 7/14/2025 Listing ID A11840523



3 Beds



3 Baths



2,265 Sq Ft



1980

Basic Facts

Type

Condo/Townhouse/Apt.

Zoning

0100:SINGLE FAM,GENERAL

Days in RPR

1

Land Use

Condominium Unit (Residential)

Price by SqFt

\$684 per sq ft

APN/TaxID

31-2214-021-0170

Price to Est. Value

101%

Previously sold

for \$175,000 on 3/24/1994

RVM®

\$1,533,890

RVM® Updated 6/25/2025

RVM® Estimated Range

\$1.5M

\$1.57M

RVM® Confidence



RVM® Month Change

↓ \$1,220

RVM® Year Change

↓ 16.66%

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Property Information

Property Facts

Name	Public Facts	Listing Facts	Agent Refinements
Property Type	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.	–
Property Subtype	Condominium Unit (Residential)	Condo	–
Bedrooms	3	3	–
Total Baths	3	3	–
Full Baths	2	2	–
Partial Baths	1	1	–
Living Area (sq ft)	2,265	2,265	–
Building Area (sq ft)	2,265	2,265	–
Lot Size	–	–	–
Garage (spaces)	0	1	–
Year Built	1980	1980	–
Heating	–	Central Heat	–
Cooling	–	Central Cooling	–
Construction	–	Concrete Block	–
Number of Units	0	–	–
Number of Stories	–	1	–

Interior Features

LISTING			
Appliance	Automatic Garage Door Opener, Dishwasher, Dryer, Intercom, Microwave, Refrigerator	Cooling	Central Cooling
Dining	Breakfast Area	Floor	Ceramic Floor, Marble Flooring
Heating	Central Heat	Pet	More Than 20 Lbs
General	First Floor Entry		

Interior Features

PUBLIC			
Adjusted Area	2265 sq ft	Total Area	2265 sq ft

Exterior Features

LISTING			
Construction	Concrete Block	Water Front	Ocean Access
Parking	1 Space	View	Direct Ocean, Pool Area View
General	Barbeque, Deck, Open Balcony, Open Porch, Other		

PUBLIC			
Neighborhood Code	100	Amenities	Boat Dock/Ramp/Slip

Homeowner Association

Dues	\$1,131	Payments Per Year	12
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Location Details

Area Description	31	Flood Zone	AE
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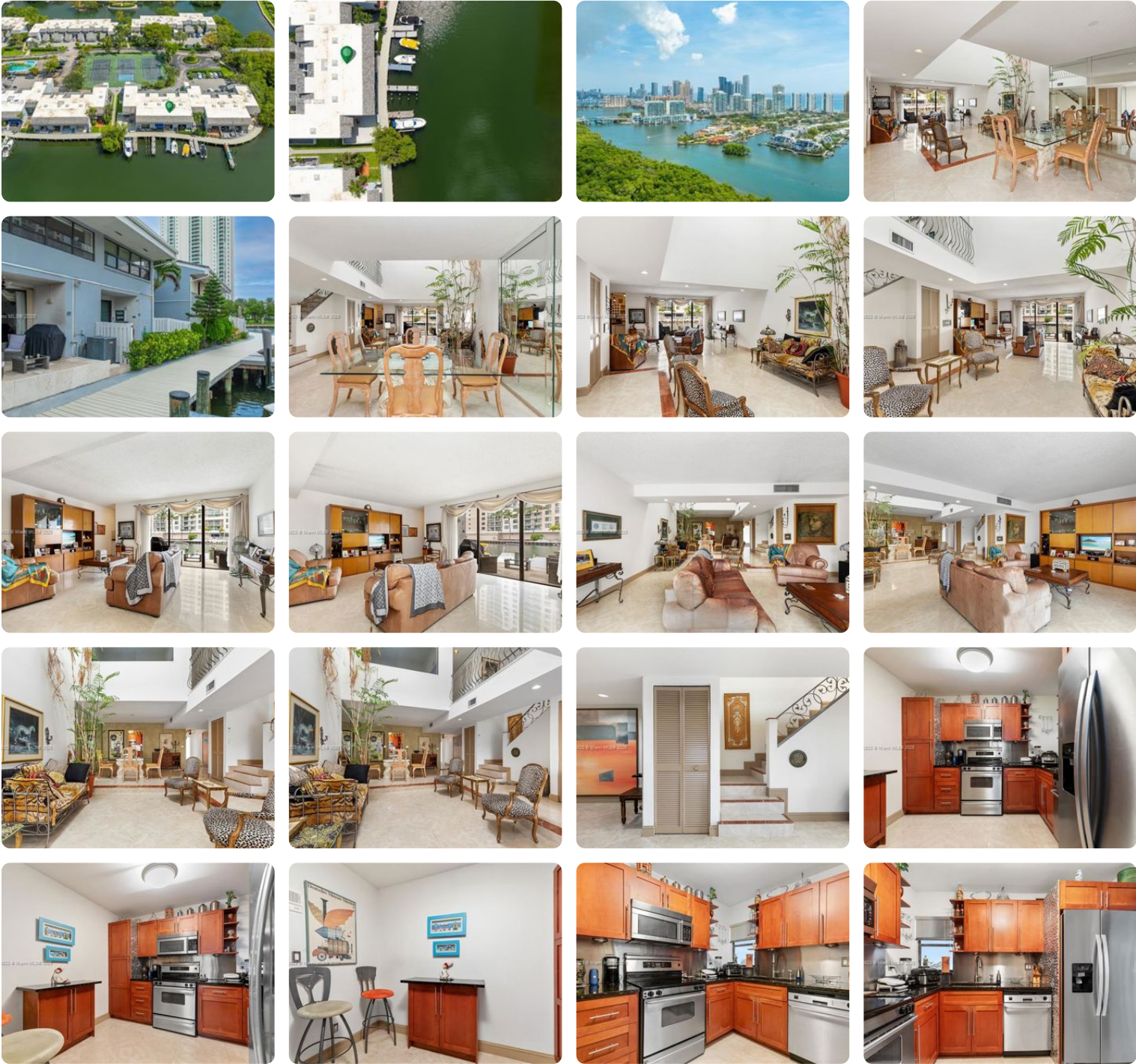
Photos

Listing Photos



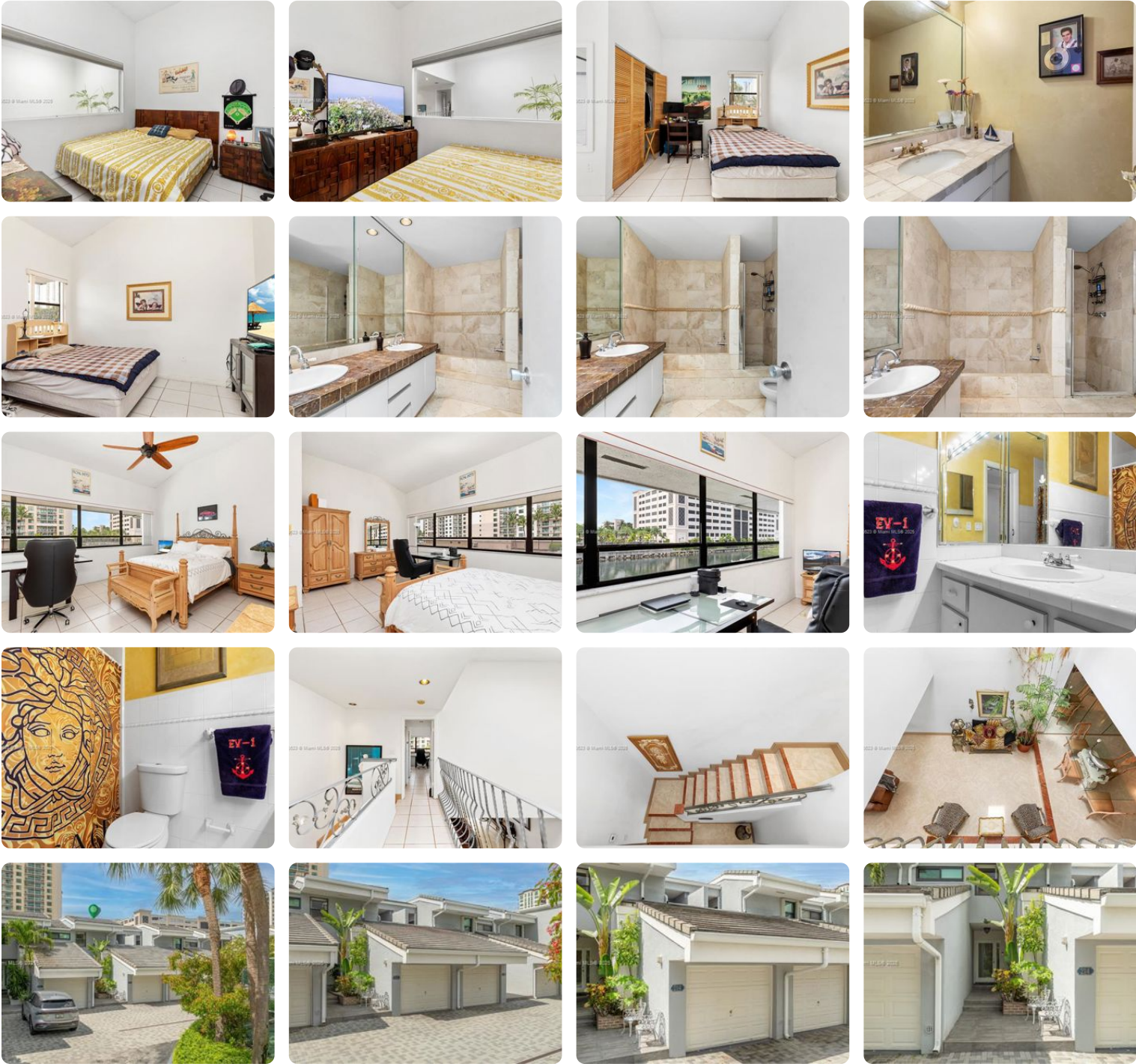
Photos

Listing Photos



Photos

Listing Photos



Photos

Listing Photos



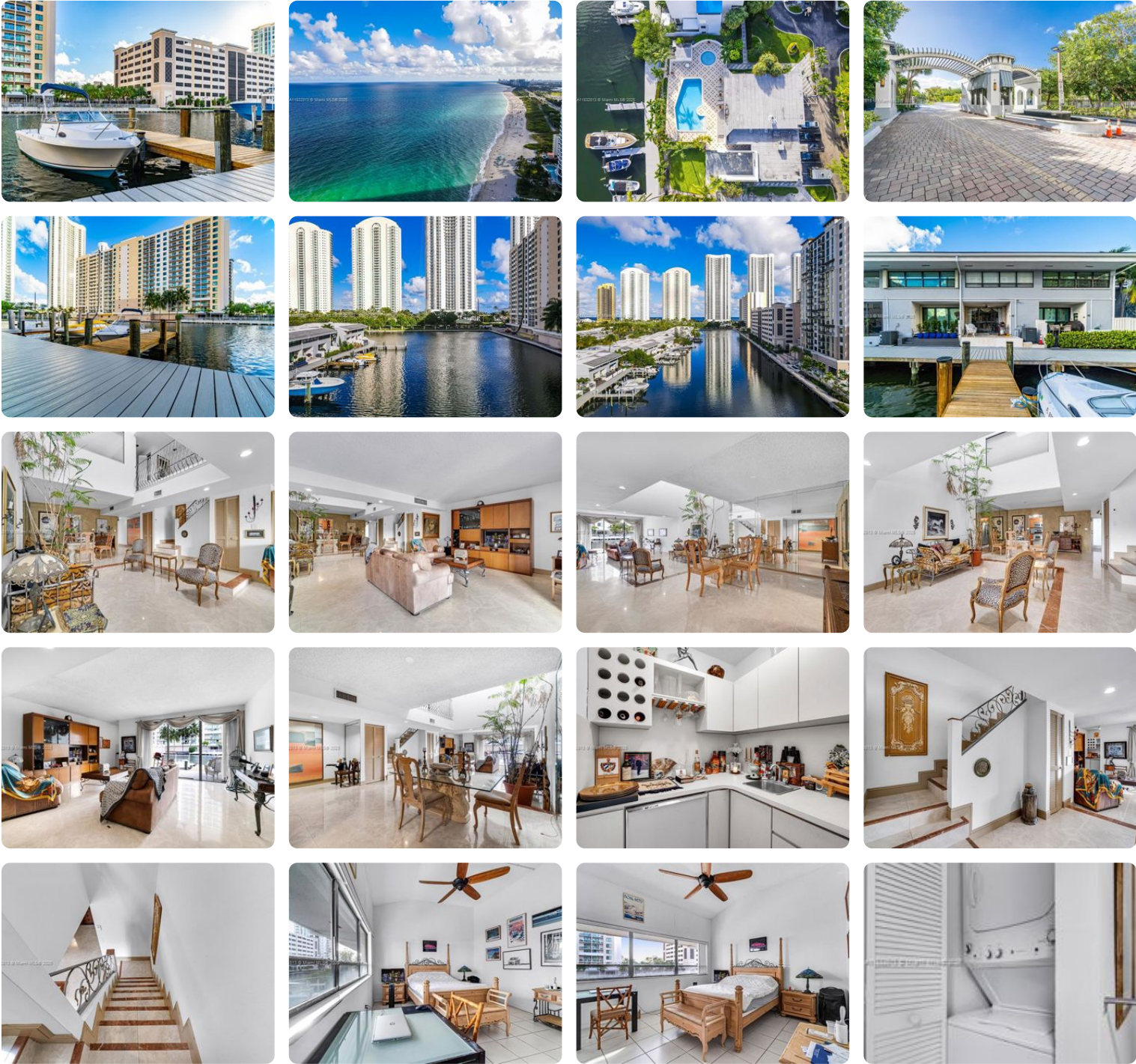
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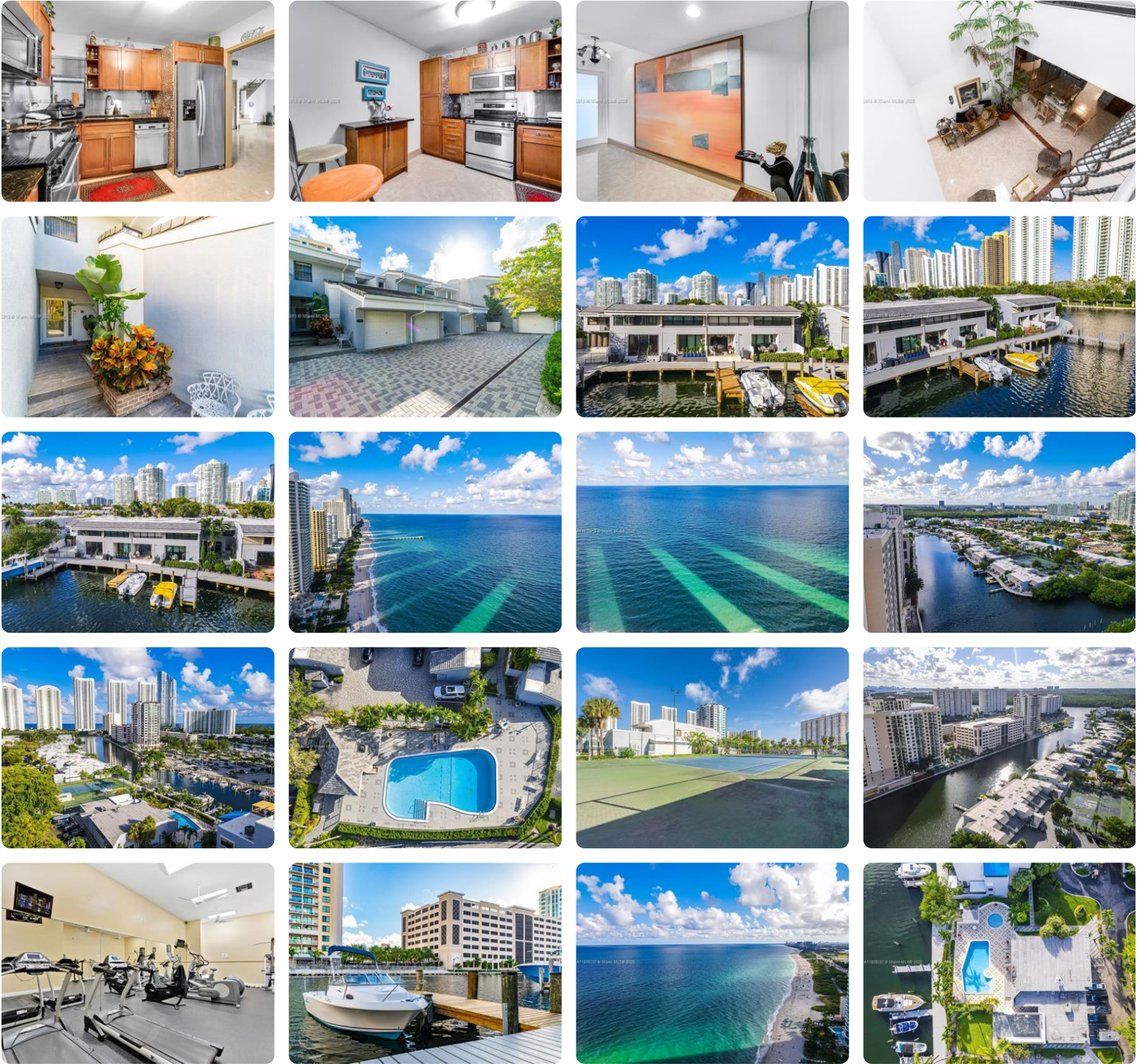
Photos

Historical Photos



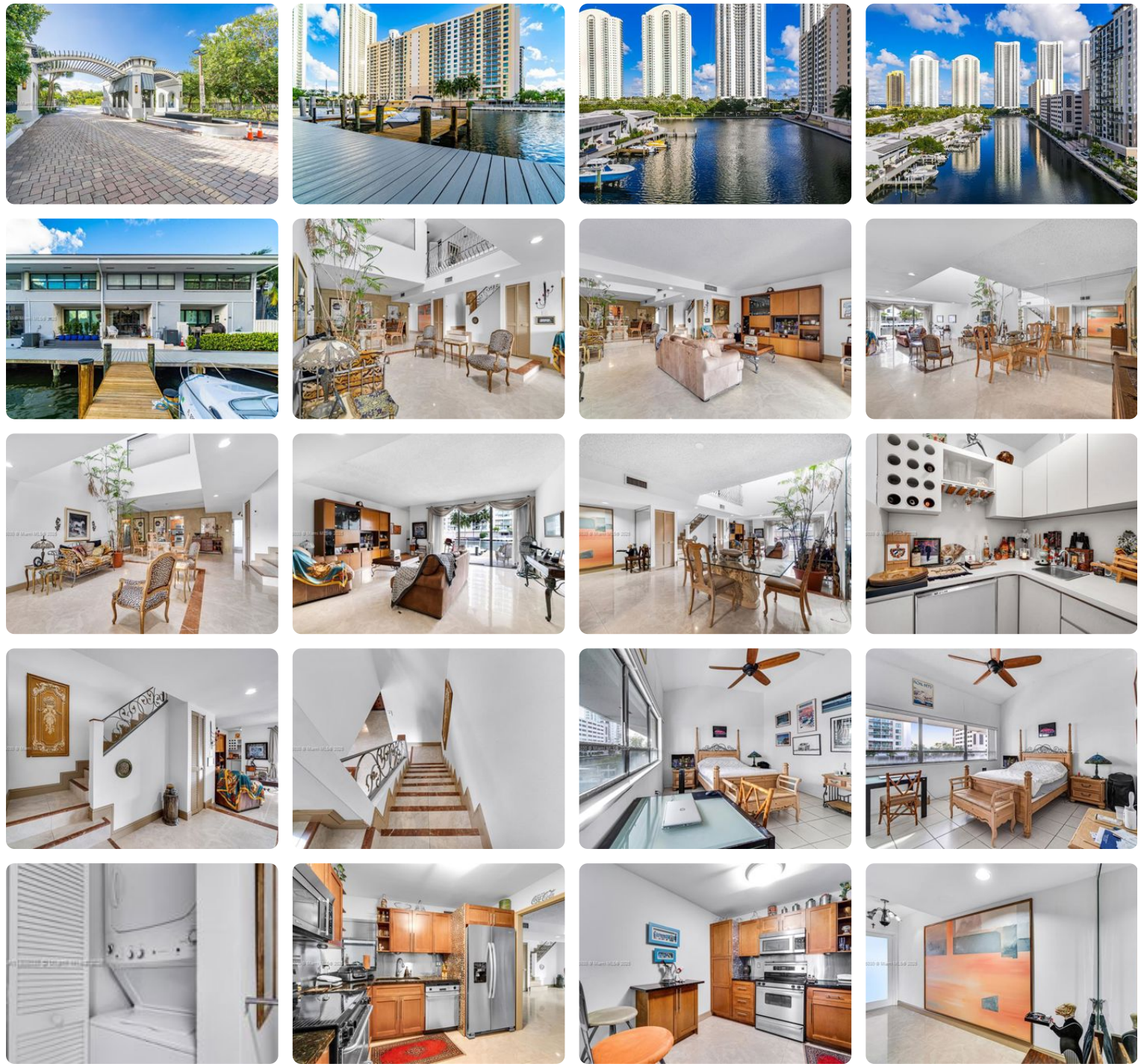
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Historical Photos



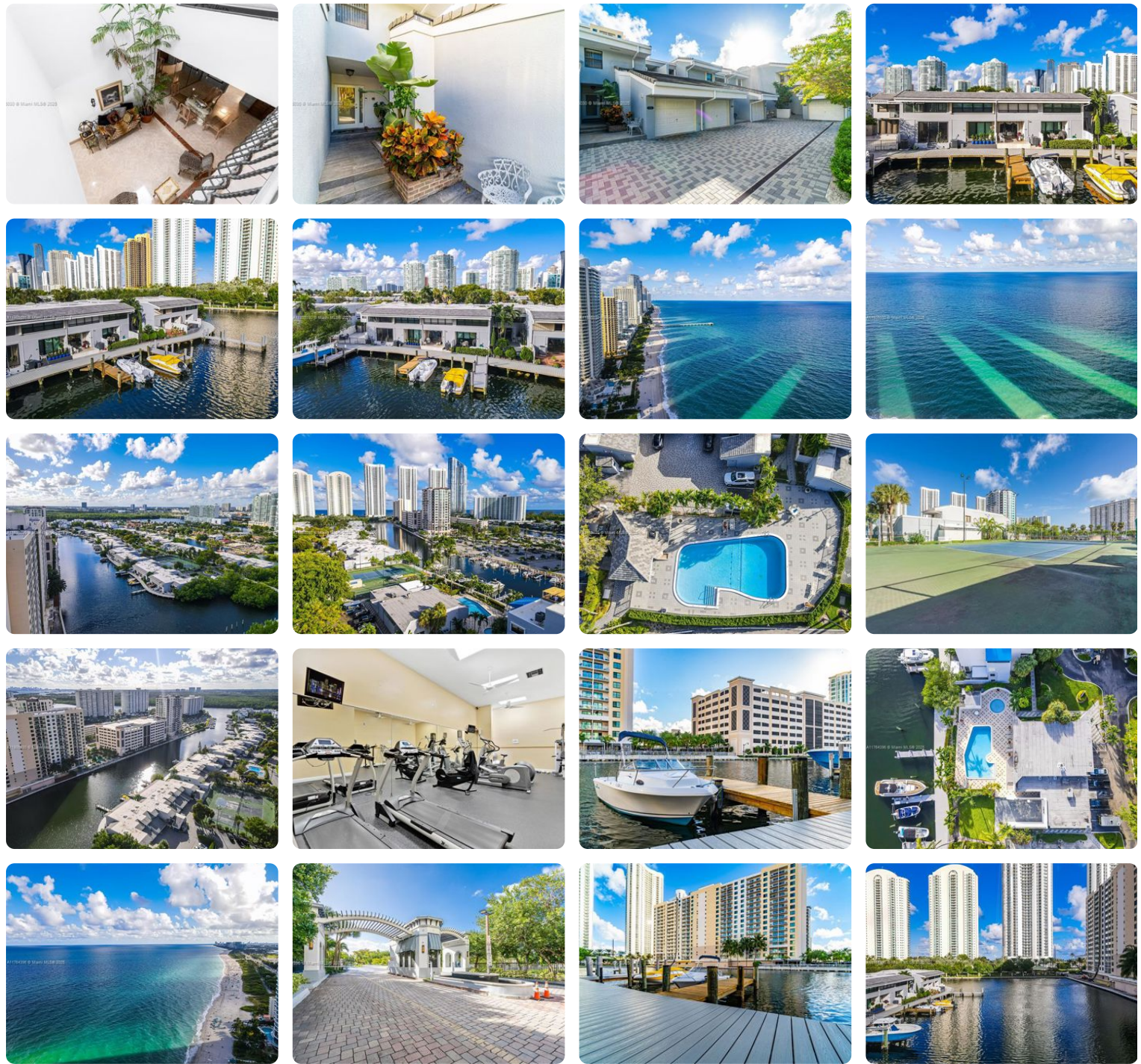
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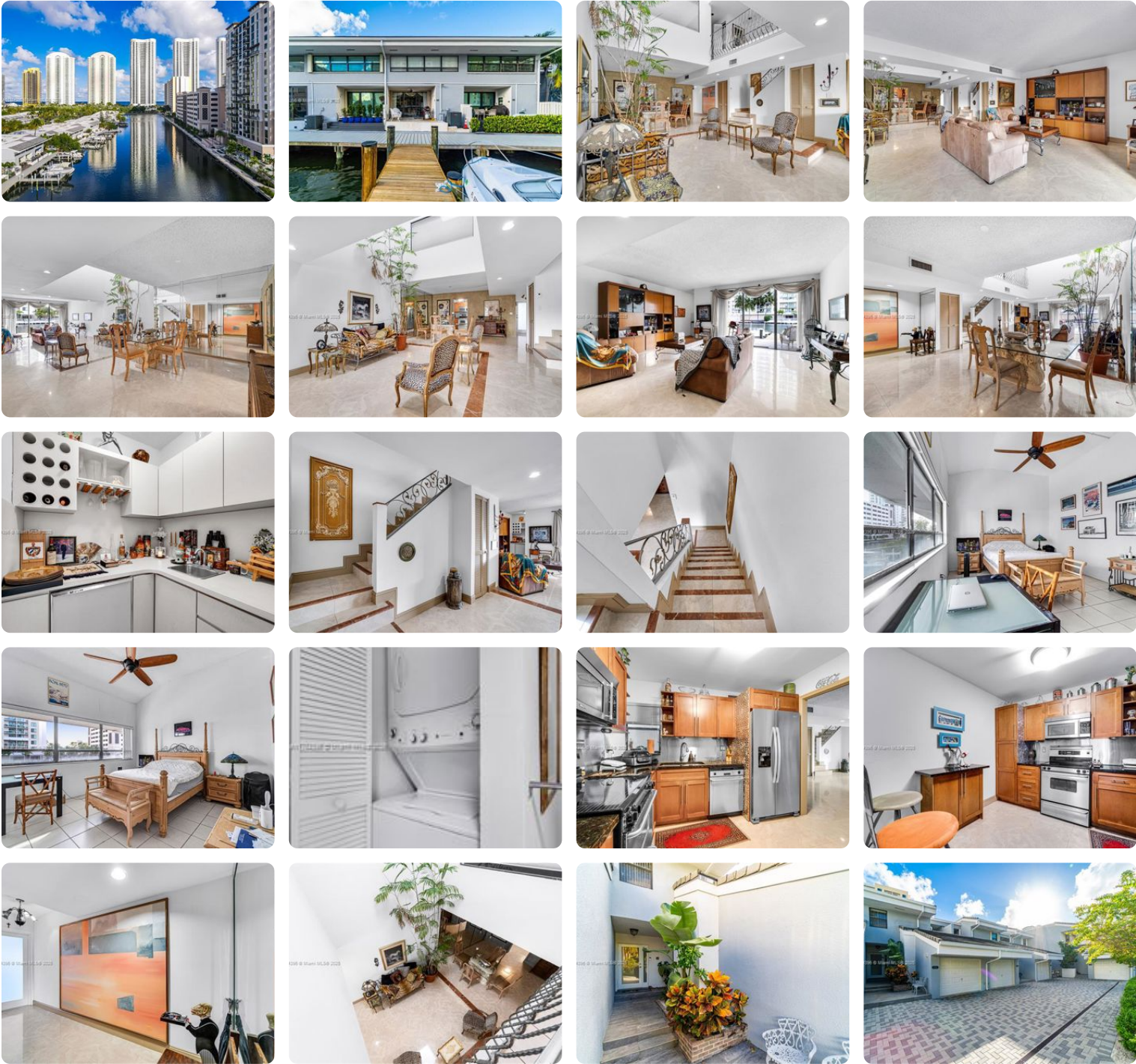
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Historical Photos



Photos

Historical Photos



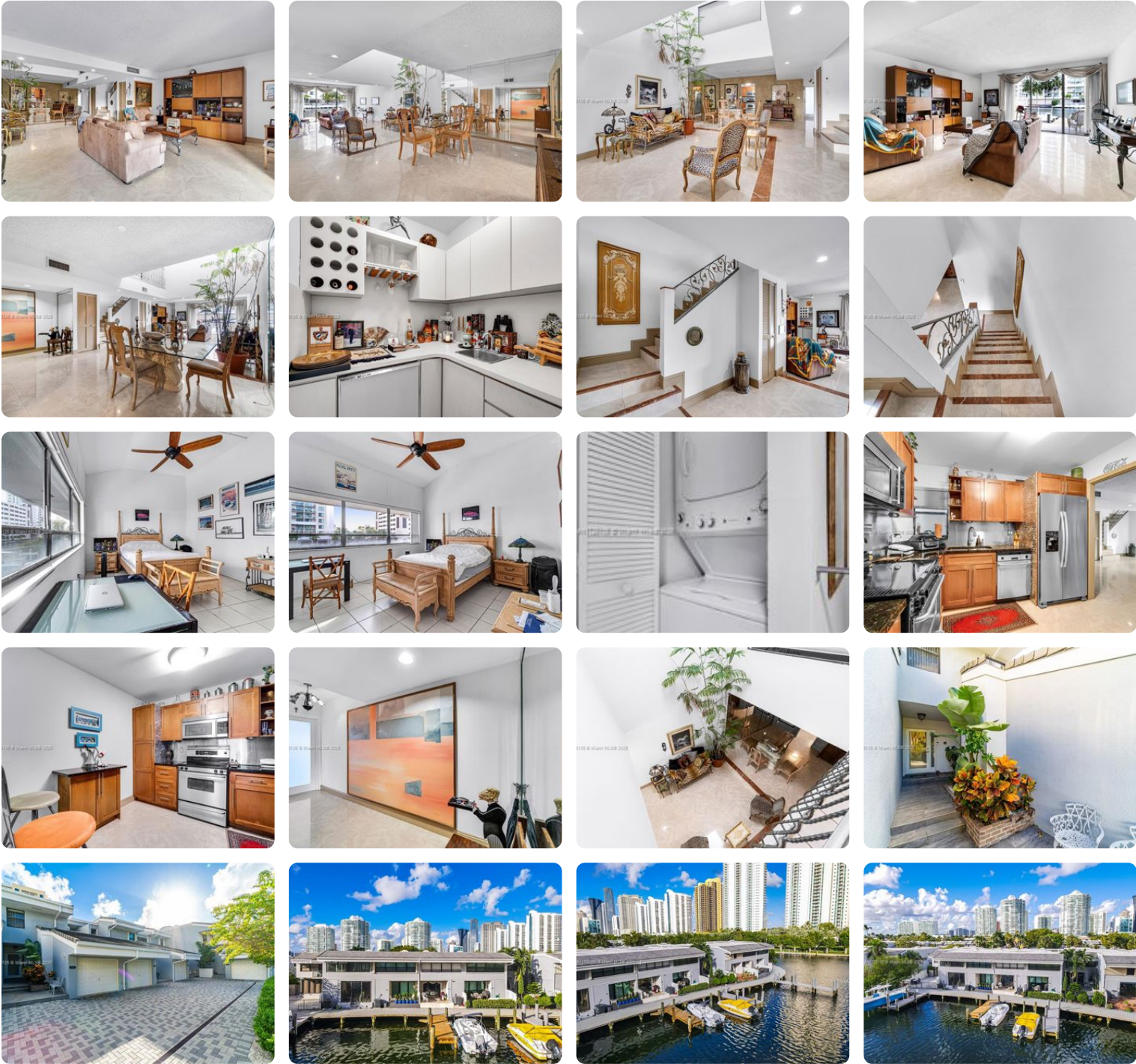
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Historical Photos



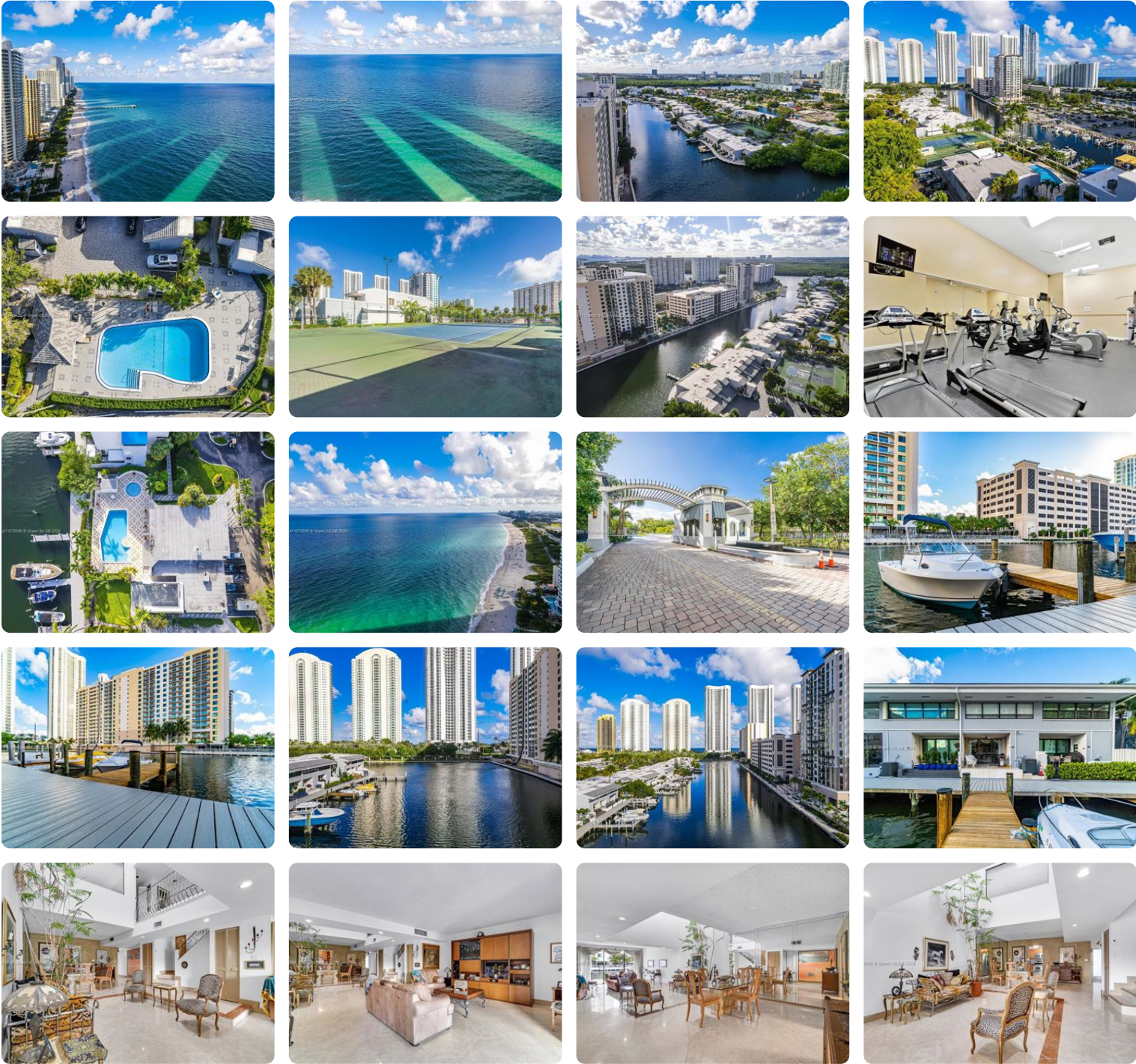
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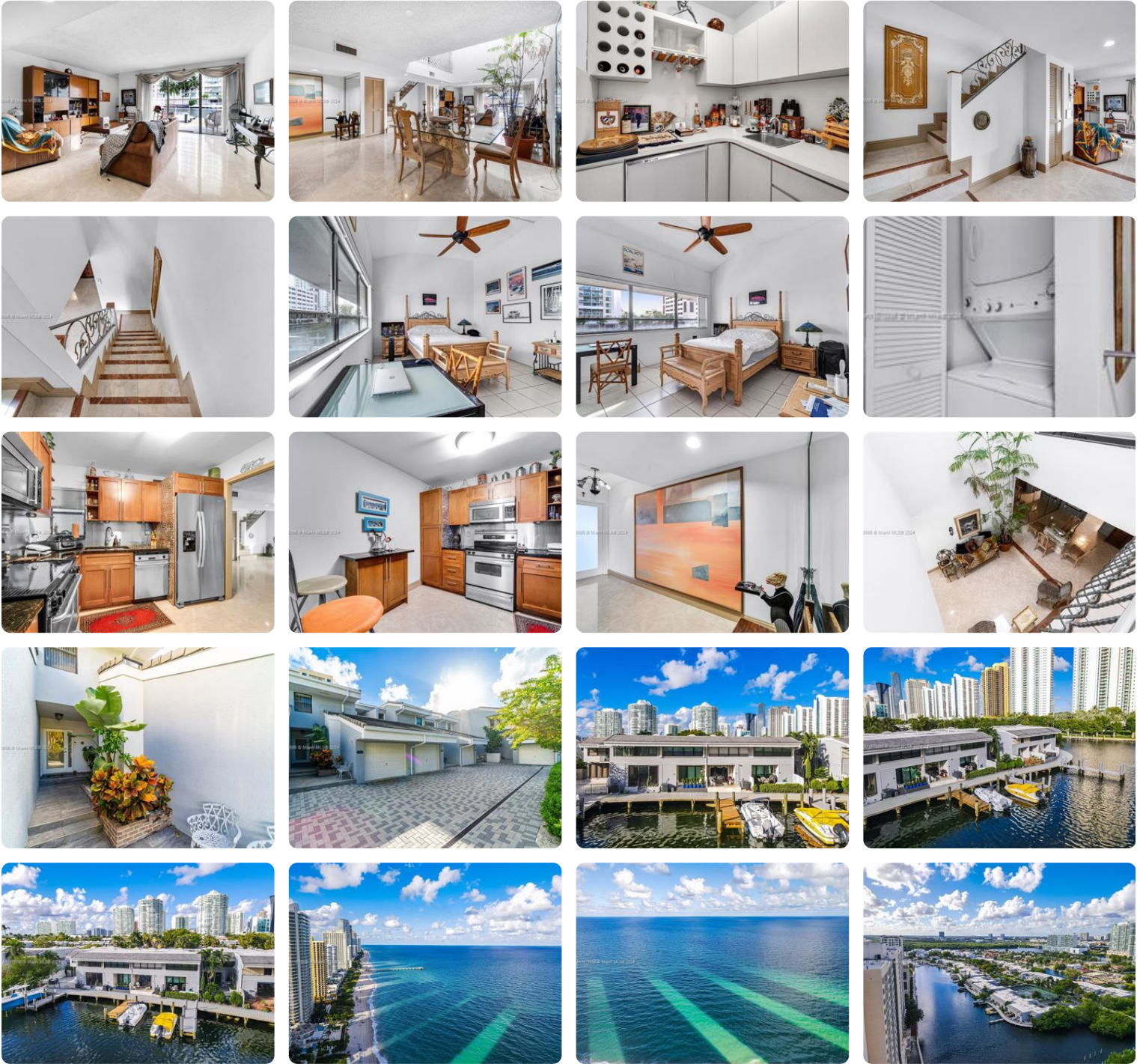
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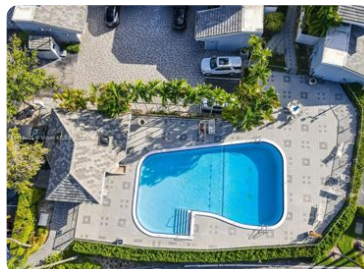
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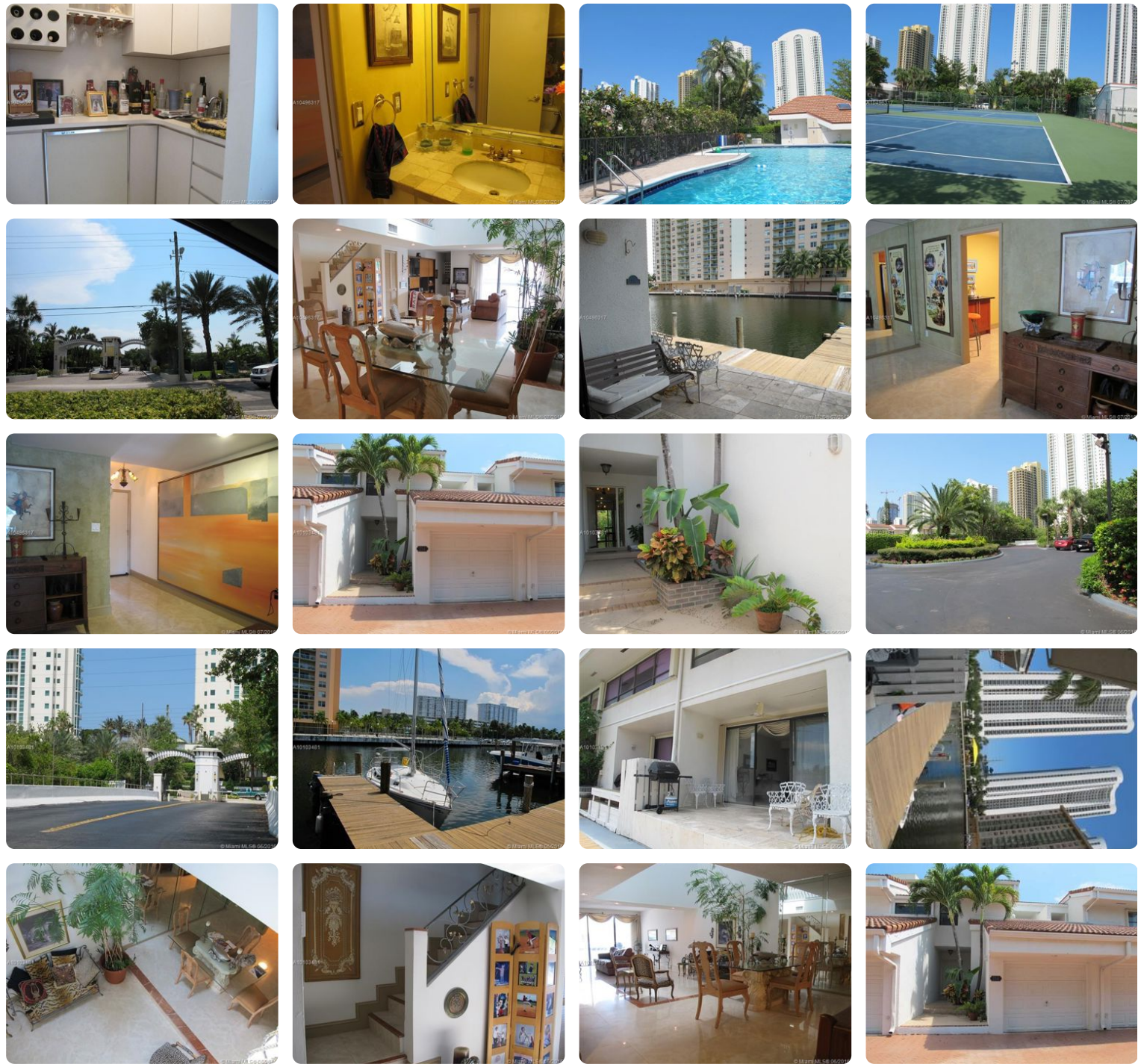
Photos

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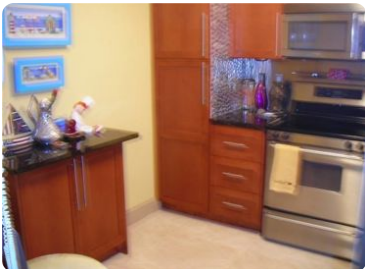
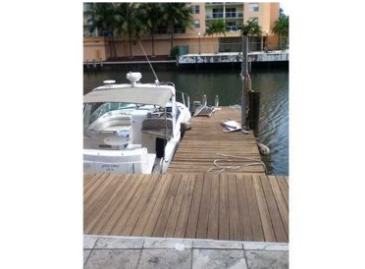
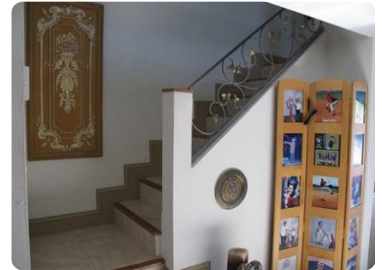
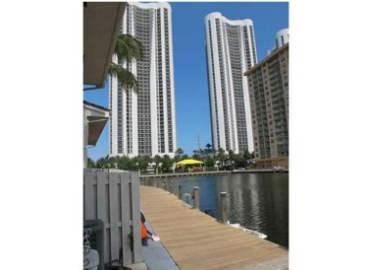
Photos

Historical Photos



Photos

Historical Photos



Photos

Historical Photos



Market Trends

Market Trends for North Miami Beach, FL 33160

Single Family + Condo/Townhouse/Apt.

June 2025

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
22.5	92.6%	115	\$582,500
↓ 2.68% MoM	↓ 0.85% MoM	↑ 27.78% MoM	↓ 2.92% MoM

214 Poinciana Dr, #204, Sunny Isles Beach, FL 33160

June 2025 Active Listings

North Miami Beach, FL 33160

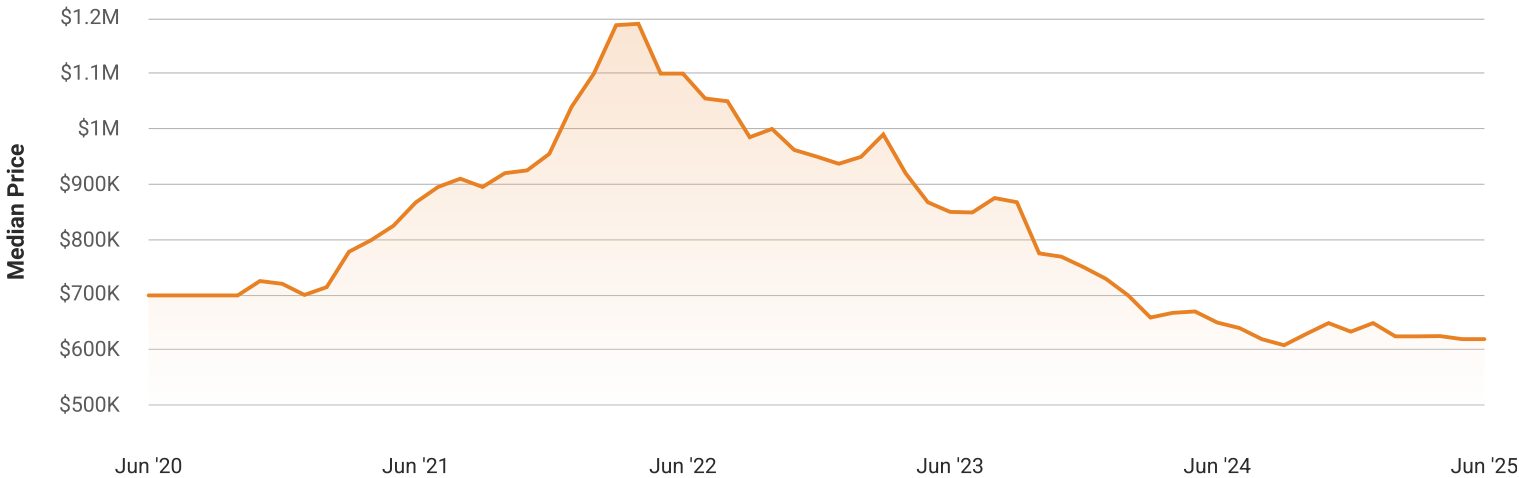
Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources
Update Frequency: Monthly

Median List Price - \$620,000

0% Month over Month



214 Poinciana Dr, #204, Sunny Isles Beach, FL 33160

June 2025 Pending Listings

North Miami Beach, FL 33160

Single Family + Condo/Townhouse/Apt.

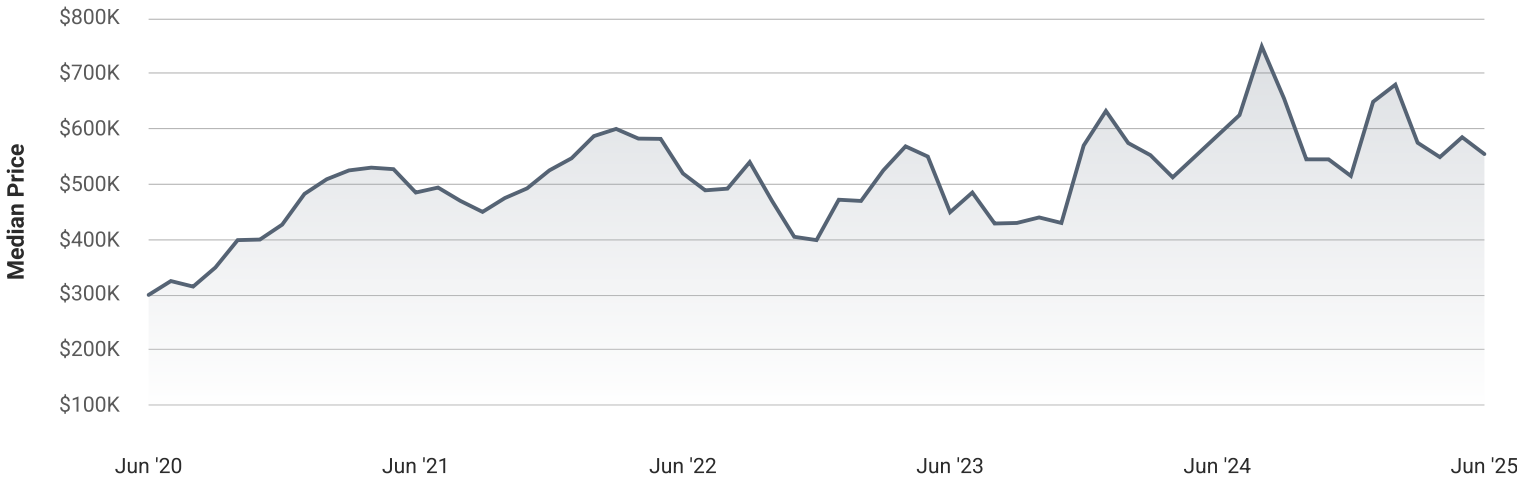
This graphic summarizes key statistics for properties that were in a pending status on the last day of the month. RPR uses the list date, a derived pending date and a derived off-market status date to determine if the listing was in a pending status on the last day of the month. An end-of-month snapshot of pending listings helps to understand inventory that is waiting to close, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$554,500

↓ 5.2% Month over Month



214 Poinciana Dr, #204, Sunny Isles Beach, FL 33160

June 2025 Sold Listings

North Miami Beach, FL 33160

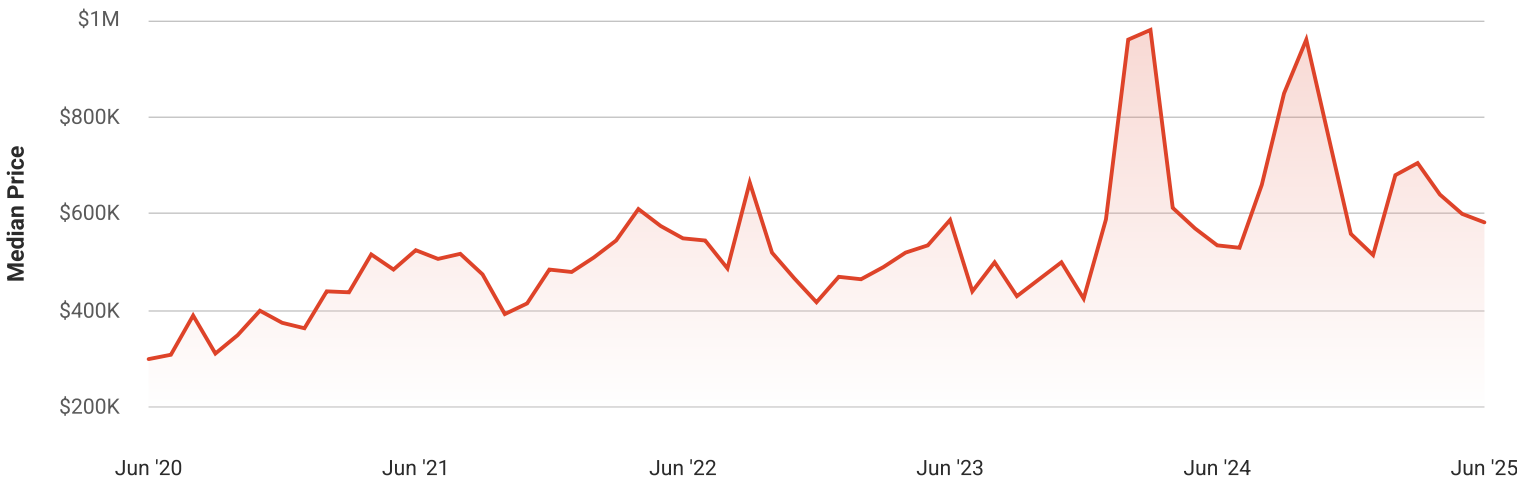
Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources
Update Frequency: Monthly

Median Sold Price - \$582,500

↓ 2.9% Month over Month

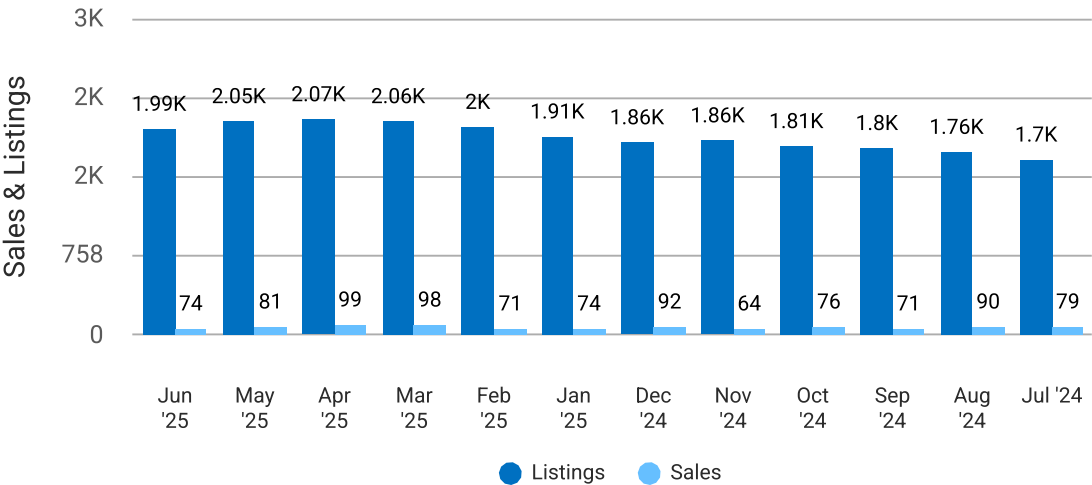


Total Sales and Active Listings in Sunny Isles Beach, FL 33160

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed
Update Frequency: Monthly



214 Poinciana Dr, #204, Sunny Isles Beach, FL 33160

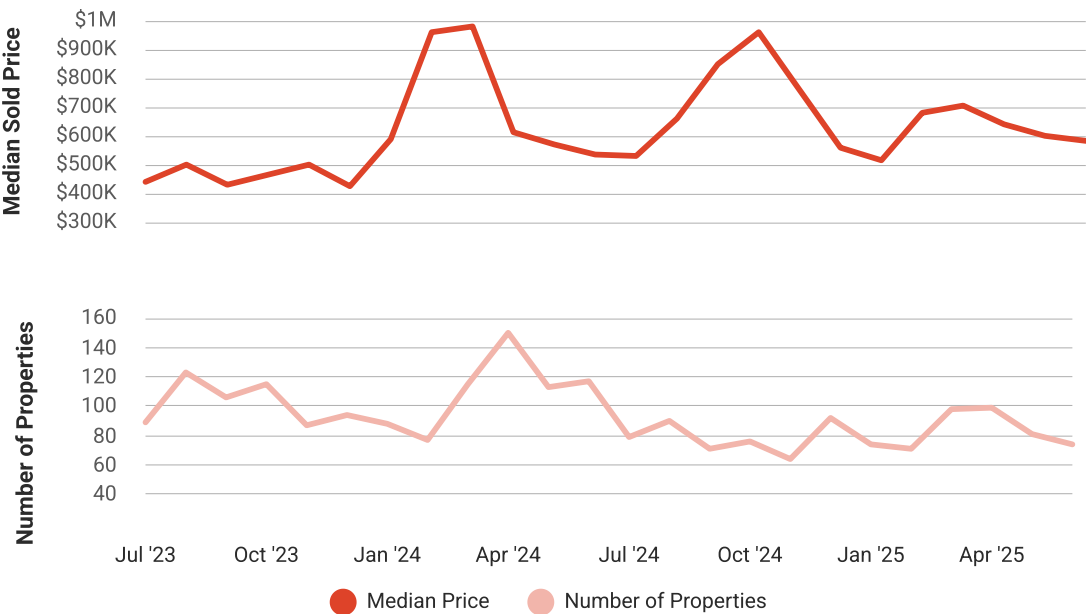
Median Sold Price vs Sold Listings in Sunny Isles Beach, FL 33160

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



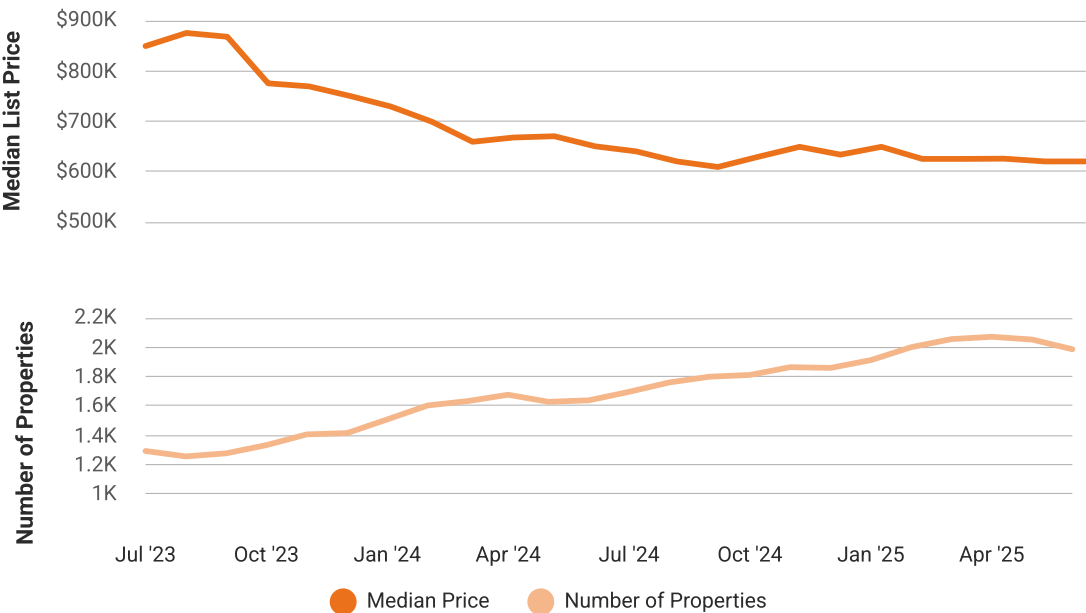
Median List Price vs Active Listings in Sunny Isles Beach, FL 33160

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



214 Poinciana Dr, #204, Sunny Isles Beach, FL 33160

Neighborhood

Housing Facts & Stats

	33160	North Miami...	Miami-Dade...	Florida	USA
Median Estimated Home Value	\$520K	\$453K	\$553K	\$417K	\$371K
Est. Home Value 12-Mo. Change	-1.3%	+1.3%	+4%	-1.2%	+1.7%
Median List Price	\$620K	\$340K	\$605K	\$426K	–
List Price 1-Month Change	0%	-1.5%	-0.7%	+0.2%	–
List Price 12-Month Change	-4.6%	-29.6%	-4%	+0.2%	–
Median Home Age	37	60	44	35	44
Own	58%	51%	52%	67%	65%
Rent	42%	49%	48%	33%	35%
\$ Total Value <small>(of all buildings for which permits were issued)</small>	–	–	\$4.16B	\$49.35B	\$384.62B
% Change in permits <small>(for all buildings)</small>	–	–	+39%	-3%	+6%
% Change in \$ value <small>(for all buildings)</small>	–	–	+13%	-3%	+5%

People Facts & Stats

	33160	North Miami...	Miami-Dade...	Florida	USA
Population	37K	43K	2.69M	21.93M	332.39M
Population Density per Sq Mi	16.49K	8.9K	1.41K	409	94
Pop Change since 2020	+1.6%	-2.7%	+1.2%	+5.8%	+2.1%
Median Age	47	40	41	43	39
Male / Female Ratio	46%	48%	49%	49%	50%

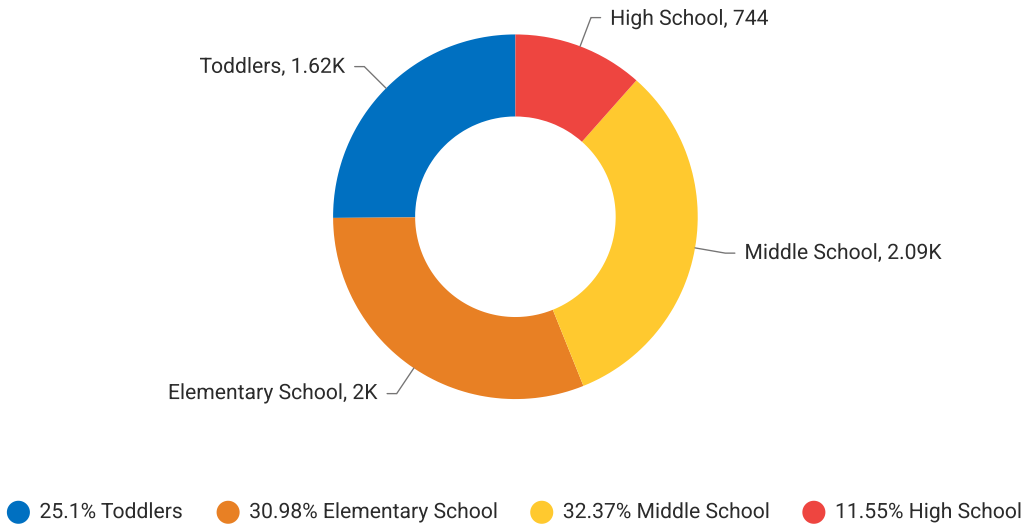
214 Poinciana Dr, #204, Sunny Isles Beach, FL 33160

Population of Children by Age Group in 33160

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Source: U.S. Census

Update Frequency: Annually

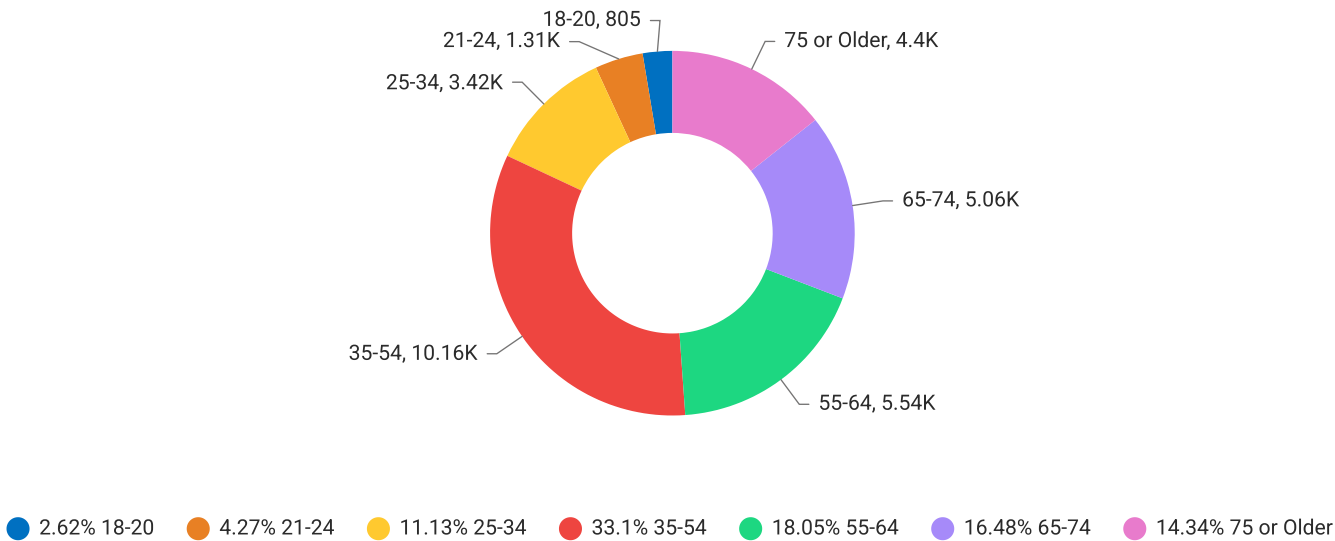


Population of Adults by Age Group in 33160

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Source: U.S. Census

Update Frequency: Annually



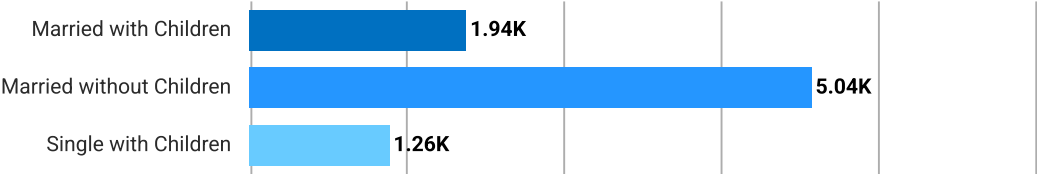
214 Poinciana Dr, #204, Sunny Isles Beach, FL 33160

Households With Children in 33160

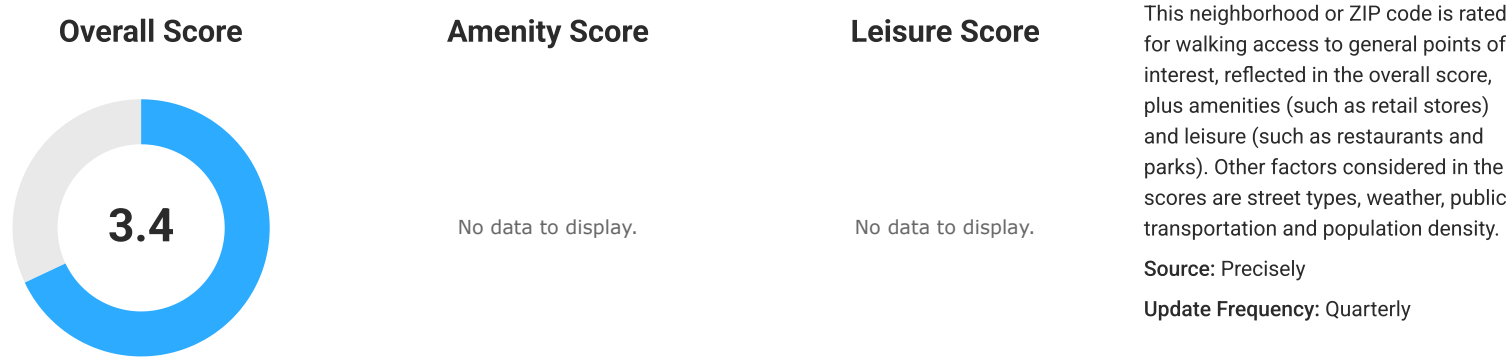
This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually



Walkability Scores (out of 5)



About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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