

Bay Harbor Island, Bay Harbor Islands

Condos - closed sales October 2025 to September 2026 - live page: www.pbprealestate.com/condo-fees-bay-harbor-islands/bay-harbor-island/

BY THE NUMBERS

Median listed association fee	\$3,876 / month equivalent	20 active listings stating a fee; middle half \$3,098 to \$4,830
Bay Harbor Islands median (same property type)	\$1,799 / month	150 city listings
For sale today	20	6 under contract
Median asking price	\$3,145,000	asking range \$2,150,000 to \$4,800,000
Closed sales, October 2025 to September 2026	10	0 so far this month
Median sold price, same 12 months	\$2,844,500	sold range \$1,662,500 to \$4,512,000
Sold price vs original asking	95%	median across closed sales
Median recorded days on market (closed)	116	MLS cumulative days
Cash purchases	100%	of closed sales
Year built (listings)	2024 to 2027	median 2026
Months of supply	24	active listings over the 12-month sales pace

The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed.

WHAT THE FEE TYPICALLY COVERS

- Structure maintenance (61.5% of listings stating inclusions)
- Pool (46.2% of listings stating inclusions)
- Grounds (46.2% of listings stating inclusions)
- Trash (46.2% of listings stating inclusions)
- Sewer (38.5% of listings stating inclusions)
- Common areas (30.8% of listings stating inclusions)

NEARBY

- Beach: 0.4 mi
- Hospital: 2.7 mi (Saint Catherine's Rehabilitation Hospital)
- Golf: 0.6 mi (Indian Creek Country Club)
- Rail station: 5 mi (Aventura)
- Marina: 0.6 mi
- Within 1 mile: 18 restaurants, 18 tennis courts, 11 parks, 5 playgrounds, 3 gyms

Straight-line distances from the community's listing centroid; OpenStreetMap data.

Own a condo in Bay Harbor Island? Find out what your home is worth, with the same community data behind it: pbprealestate.com/what-is-my-home-worth/ - or call 561-395-8418. Fee, sale and inventory figures on this sheet refresh daily at condo-fees-bay-harbor-islands/bay-harbor-island/.

Source: PBP Real Estate analysis of BeachesMLS listings permitted for internet display, as of October 22, 2026. Aggregates only; medians over listings whose MLS subdivision field maps to Bay Harbor Island after normalization. Recorded monthly-equivalent fees, not verified payments. No individual property is identified. Figures describe only the date above; a later snapshot may differ. Fact sheet may be shared or linked with attribution to PBP Real Estate, LLC and the live page URL. © 2026 PBP Real Estate, LLC. Licensed Florida real estate brokerage CQ1064615.