

# Unit 2404 - Harbour North & South (The)

2404 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11532836  
 Status: Pending  
 Size: 1,122 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Covered Parking  
 View:  
 List Price: \$648,000  
 List PPSF: \$578  
 Valuated Price: \$736,000  
 Valuated PPSF: \$656

*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.*

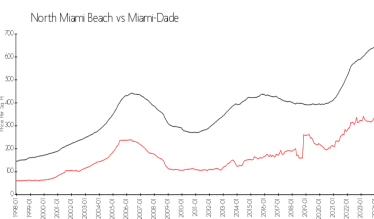
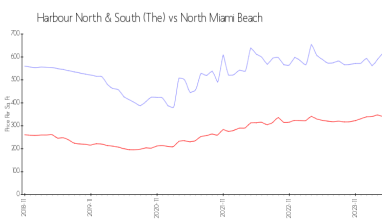
## Building Information

Number of units: 425  
 Number of active listings for rent: 0  
 Number of active listings for sale: 31  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 30  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 5

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1120	937 sq ft	Apr 2024	\$490,000	\$523
1505	1,115 sq ft	Apr 2024	\$635,000	\$570
1107	1,557 sq ft	Apr 2024	\$1,025,000	\$658
2918	1,129 sq ft	Feb 2024	\$640,000	\$567
905	1,115 sq ft	Feb 2024	\$627,500	\$563

## Market Information



Harbour North & South (The): \$618/sq. ft.  
 North Miami Beach: \$340/sq. ft.  
 North Miami Beach: \$340/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Harbour North & South (The): 7%  
 North Miami Beach: 7%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Harbour North & South (The): 147 days  
 North Miami Beach: 117 days  
 Miami-Dade: 81 days

