

Unit 421 - Harbour North & South (The)

421 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11538624 |
| Status: | Active |
| Size: | 1,556 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$899,900 |
| List PPSF: | \$578 |
| Valuated Price: | \$836,000 |
| Valuated PPSF: | \$537 |

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.

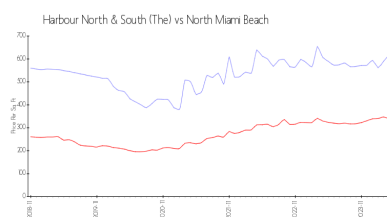
Building Information

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|--|-----|
| 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 |

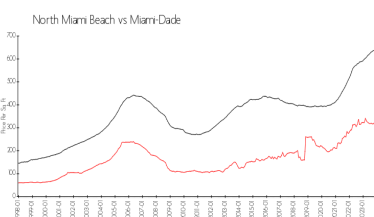
Recent Sales

| 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 |

