

# Unit 504 - Highlands (The)

504 - 13800 Highland Dr, North Miami, FL, Miami-Dade 33181

## Unit Information

MLS Number:	A10998029
Status:	Active
Size:	903 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$520,000
List PPSF:	\$576
Valuated Price:	\$442,000
Valuated PPSF:	\$489

*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.*

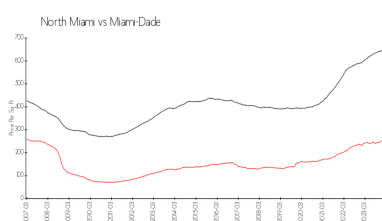
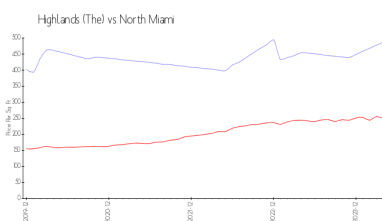
## Building Information

Number of units:	60
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	8%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
207	1,097 sq ft	Nov 2023	\$470,000	\$428
307	1,097 sq ft	Aug 2023	\$475,000	\$433
509	1,097 sq ft	Jul 2023	\$498,000	\$454
204	903 sq ft	Jun 2023	\$470,000	\$520
206	1,097 sq ft	Jun 2023	\$499,000	\$455

## Market Information



Highlands (The):	\$487/sq. ft.	North Miami:	\$248/sq. ft.
North Miami:	\$248/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Highlands (The)	8%
North Miami	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Highlands (The)	135 days
North Miami	80 days
Miami-Dade	81 days

