

Unit 617 - Harbour North & South (The)

617 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11108408
Status:	Active Under Contract
Size:	1,123 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$647,000
List PPSF:	\$576
Valuated Price:	\$562,000
Valuated PPSF:	\$500

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.

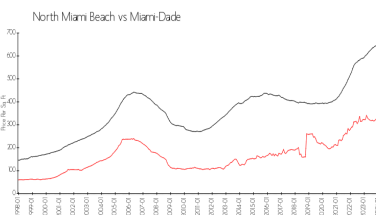
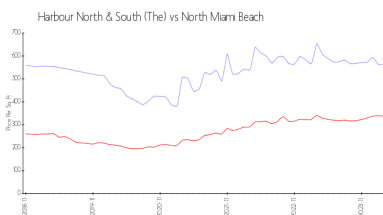
Building Information

Number of units:	425
Number of active listings for rent:	0
Number of active listings for sale:	38
Building inventory for sale:	8%
Number of sales over the last 12 months:	33
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1121	1,556 sq ft	Jan 2024	\$910,000	\$585
1118	1,129 sq ft	Jan 2024	\$615,000	\$545
1720	937 sq ft	Jan 2024	\$530,000	\$566

Market Information



Harbour North & South (The):	\$564/sq. ft.	North Miami Beach:	\$338/sq. ft.
North Miami Beach:	\$338/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Harbour North & South (The)	9%
North Miami Beach	8%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Harbour North & South (The)	148 days
North Miami Beach	118 days
Miami-Dade	80 days

