

Unit 610 - Sailboat Cay

610 - 13499 Biscayne Blvd, North Miami, FL, Miami-Dade 33181

Unit Information

MLS Number: A11303441
 Status: Pending
 Size: 1,050 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$237,000
 List PPSF: \$226
 Valuated Price: \$225,000
 Valuated PPSF: \$214

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: 187
 Number of active listings for rent: 0
 Number of active listings for sale: 24
 Building inventory for sale: 12%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

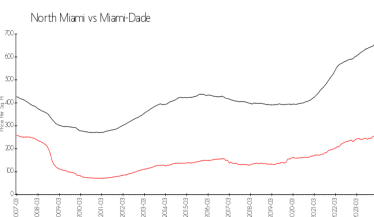
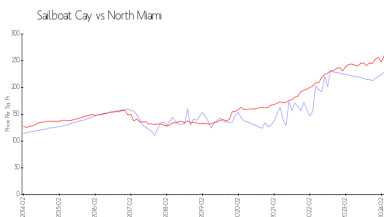
Building Association Information

Sailboat Cay Condominium
 13499 Biscayne Blvd Ste 219
 North Miami, FL 33181
 Phone number (305) 944-4929
 (305) 940-2147

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
504	740 sq ft	Mar 2024	\$157,000	\$212
1514	1,070 sq ft	Dec 2023	\$360,000	\$336
1411	740 sq ft	Dec 2023	\$149,000	\$201
910	1,050 sq ft	Oct 2023	\$229,000	\$218
PH1713	1,310 sq ft	Oct 2023	\$245,000	\$187
1607	900 sq ft	Oct 2023	\$237,500	\$264

Market Information



Sailboat Cay: \$229/sq. ft.
 North Miami: \$261/sq. ft.

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 Miami-Dade: \$703/sq. ft.

Inventory for Sale

Sailboat Cay 13%
 North Miami 5%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Sailboat Cay

117 days

North Miami

75 days

Miami-Dade

80 days