Unit 1002 - Sailboat Cay

1002 - 13499 Biscayne Blvd, North Miami, FL, Miami-Dade 33181

Built in 1973 - 187 units - 18 floors

Unit Information

MLS Number:	A11315181
Status:	Expired
Size:	1,070 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	$249,000
List PPSF:	$233
Valuated Price:	$198,000
Valuated PPSF:	$185

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:	23
Building inventory for sale:	12%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

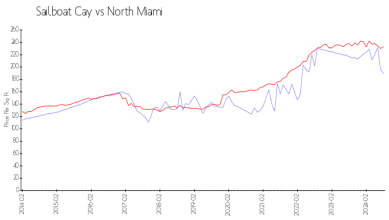
Building Association Information

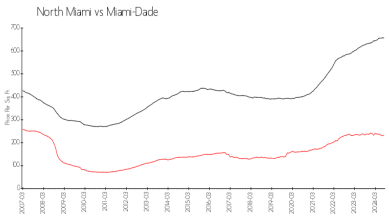
Sailboat Cay Condominium
13499 Biscayne Blvd Ste 219
North Miami, FL 33181
Phone number (305) 944-4929
(305) 940-2147

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1103	740 sq ft	Jul 2024	$143,000	$193
1212	800 sq ft	Jun 2024	$170,000	$213
1001	1,050 sq ft	Apr 2024	$150,000	$143
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

Market Information





Sailboat Cay:	$190/sq. ft.	North Miami:	$233/sq. ft.
North Miami:	$233/sq. ft.	Miami-Dade:	$696/sq. ft.

Inventory for Sale

Sailboat Cay	12%
North Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Sailboat Cay	135 days
North Miami	94 days
Miami-Dade	85 days