

# Unit 307 - Harbour North & South (The)

307 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11389643
Status:	Expired
Size:	1,557 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	
List Price:	\$924,018
List PPSF:	\$593
Valuated Price:	\$754,000
Valuated PPSF:	\$484

*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

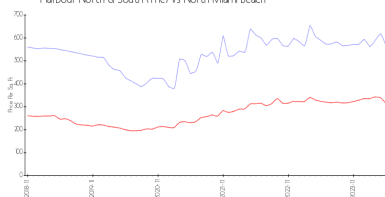
Number of units:	425
Number of active listings for rent:	0
Number of active listings for sale:	30
Building inventory for sale:	7%
Number of sales over the last 12 months:	28
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	4

## Recent Sales

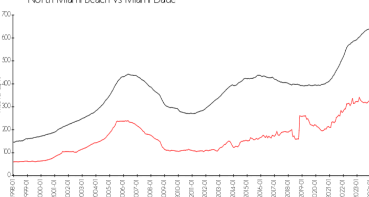
Unit #	Size	Closing Date	Sale Price	PPSF
1717	1,123 sq ft	May 2024	\$625,000	\$557
1120	937 sq ft	Apr 2024	\$490,000	\$523
1505	1,115 sq ft	Apr 2024	\$635,000	\$570
1107	1,557 sq ft	Apr 2024	\$1,025,000	\$658
2918	1,129 sq ft	Feb 2024	\$640,000	\$567
905	1,115 sq ft	Feb 2024	\$627,500	\$563

## Market Information

Harbour North & South (The) vs North Miami Beach



North Miami Beach vs Miami-Dade



Harbour North & South (The): \$562/sq. ft.  
North Miami Beach: \$312/sq. ft.

North Miami Beach: \$312/sq. ft.  
Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Harbour North & South (The)	7%
North Miami Beach	8%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Harbour North & South (The)	127 days
North Miami Beach	104 days
Miami-Dade	81 days

