

Unit 1204 - Sailboat Cay

1204 - 13499 Biscayne Blvd, North Miami, FL, Miami-Dade 33181

Unit Information

MLS Number:	A11420670
Status:	X-Active
Size:	740 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$179,900
List PPSF:	\$243
Valuated Price:	\$128,000
Valuated PPSF:	\$173

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:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

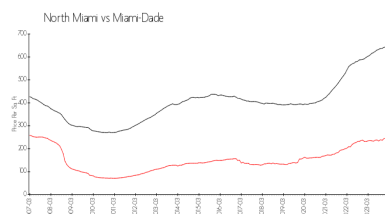
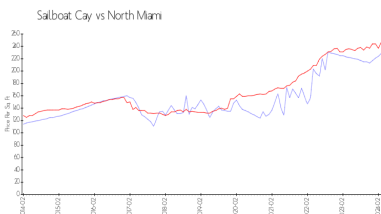
Building Association Information

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
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
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: \$174/sq. ft.
North Miami: \$239/sq. ft.

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Miami-Dade: \$694/sq. ft.

Inventory for Sale

Sailboat Cay	12%
North Miami	5%



Miami-Dade	3%
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Avg. Time to Close Over Last 12 Months

Sailboat Cay	137 days
North Miami	80 days
Miami-Dade	81 days