

# Unit 1204 - Sailboat Cay

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

## Unit Information

MLS Number:	A11420670
Status:	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:	25
Building inventory for sale:	13%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

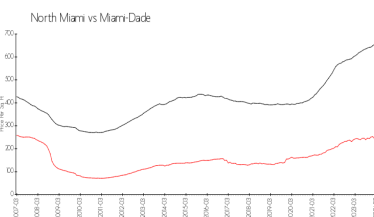
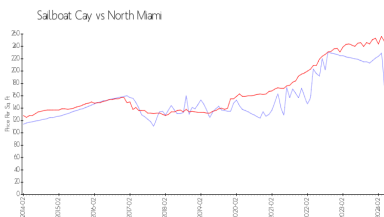
## Building Association Information

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:	\$248/sq. ft.
North Miami:	\$248/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Sailboat Cay	13%
North Miami	5%



Miami-Dade

3%

**Avg. Time to Close Over Last 12 Months**

Sailboat Cay

130 days

North Miami

80 days

Miami-Dade

81 days