

Unit 1405 - Sailboat Cay

1405 - 13499 Biscayne Blvd, North Miami, FL, Miami-Dade 33181

Unit Information

MLS Number: A11449067
 Status: Active
 Size: 1,050 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$279,000
 List PPSF: \$266
 Valuated Price: \$185,000
 Valuated PPSF: \$176

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

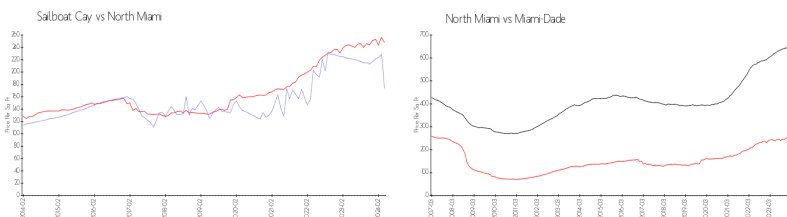
Building Association Information

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