

# Unit 801 - Sailboat Cay

801 - 13499 Biscayne Blvd, North Miami, FL, Miami-Dade 33181

## Unit Information

MLS Number: A11449116  
 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: \$259,000  
 List PPSF: \$247  
 Valuated Price: \$175,000  
 Valuated PPSF: \$167

*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

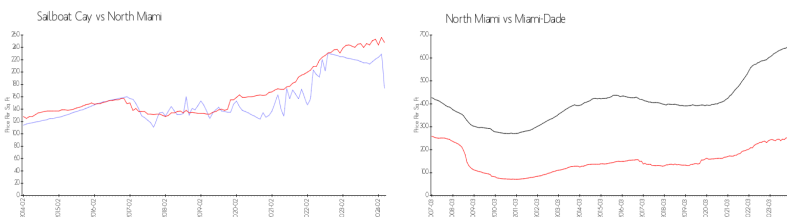
## Building Association Information

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