

# Unit 1504 - Sail

1504 - 170 14 St, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11492038  
 Status: Active  
 Size: 942 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$600,000  
 List PPSF: \$637  
 Valuated Price: \$502,000  
 Valuated PPSF: \$533

*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: 154  
 Number of active listings for rent: 5  
 Number of active listings for sale: 7  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

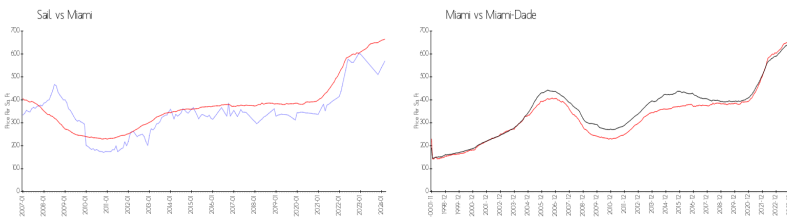
## Building Association Information

Sail Condo Association  
 (305) 374-8114

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 2405   | 942 sq ft | Nov 2023     | \$515,000  | \$547 |

## Market Information



|        |               |             |               |
|--------|---------------|-------------|---------------|
| Sail:  | \$570/sq. ft. | Miami:      | \$665/sq. ft. |
| Miami: | \$665/sq. ft. | Miami-Dade: | \$703/sq. ft. |

## Inventory for Sale

|            |    |
|------------|----|
| Sail       | 5% |
| Miami      | 4% |
| Miami-Dade | 3% |

## Avg. Time to Close Over Last 12 Months

|            |         |
|------------|---------|
| Sail       | 86 days |
| Miami      | 84 days |
| Miami-Dade | 81 days |

