

Unit 403 - Sails (The)

403 - 1401 Bay Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11512278
Status:	Active
Size:	990 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Deeded Parking
View:	
List Price:	\$569,999
List PPSF:	\$576
Valuated Price:	\$542,000
Valuated PPSF:	\$547

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:	52
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	1%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

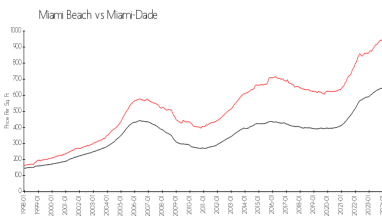
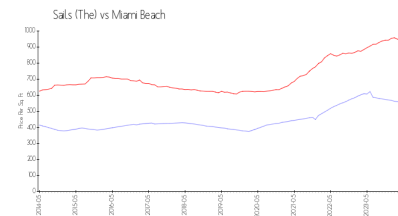
Building Association Information

Sails Condominium Association Inc
 1401 Bay Rd
 Miami Beach, FL 33139
 (305) 534-4899

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
411	1,040 sq ft	Jul 2023	\$630,000	\$606
313	990 sq ft	Jun 2023	\$600,000	\$606
510	990 sq ft	May 2023	\$627,000	\$633

Market Information



Sails (The):	\$557/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Sails (The)	2%
Miami Beach	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Sails (The)
Miami Beach
Miami-Dade

80 days
98 days
81 days