

# Unit 1013 - Sailboat Cay

1013 - 13499 Biscayne Blvd, North Miami, FL, Miami-Dade 33181

## Unit Information

MLS Number:	A11512415
Status:	Active
Size:	1,050 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$337,000
List PPSF:	\$321
Valuated Price:	\$178,000
Valuated PPSF:	\$170

*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:	22
Building inventory for sale:	11%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

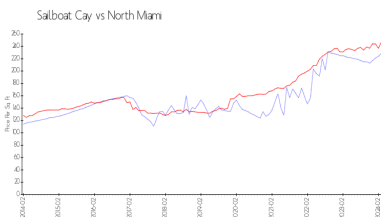
## Building Association Information

Sailboat Cay Condominium  
13499 Biscayne Blvd Ste 219  
North Miami, FL 33181  
Phone number (305) 944-4929  
(305) 940-2147

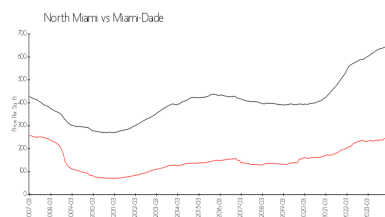
## Recent Sales

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: \$239/sq. ft.



North Miami: \$239/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Sailboat Cay	12%
North Miami	5%



Miami-Dade	3%
------------	----

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

Sailboat Cay	137 days
North Miami	80 days
Miami-Dade	81 days