

# Unit 2307 - Harbour North & South (The)

2307 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11543757
Status:	Active
Size:	1,557 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$979,900
List PPSF:	\$629
Valuated Price:	\$920,000
Valuated PPSF:	\$591

*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.*

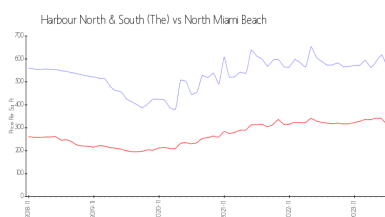
## Building Information

Number of units:	425
Number of active listings for rent:	0
Number of active listings for sale:	29
Building inventory for sale:	6%
Number of sales over the last 12 months:	28
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	5

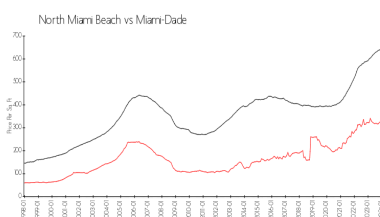
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1717	1,123 sq ft	May 2024	\$625,000	\$557
2616	1,107 sq ft	May 2024	\$625,000	\$565
1120	937 sq ft	Apr 2024	\$490,000	\$523
1505	1,115 sq ft	Apr 2024	\$635,000	\$570
1107	1,557 sq ft	Apr 2024	\$1,025,000	\$658

## Market Information



Harbour North & South (The): \$562/sq. ft.  
North Miami Beach: \$311/sq. ft.



North Miami Beach: \$311/sq. ft.  
Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Harbour North & South (The)	7%
North Miami Beach	7%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Harbour North & South (The)	128 days
North Miami Beach	107 days
Miami-Dade	81 days

