

Unit 105 - Harbour North & South (The)

105 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

Unit Information

MLS Number: A11579067
 Status: Active
 Size: 2,093 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 4
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View:
 List Price: \$1,495,000
 List PPSF: \$714
 Valuated Price: \$1,014,000
 Valuated PPSF: \$484

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

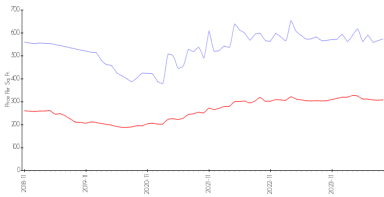
Number of units: 425
 Number of active listings for rent: 0
 Number of active listings for sale: 38
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 27
 Number of sales over the last 6 months: 15
 Number of sales over the last 3 months: 1

Recent Sales

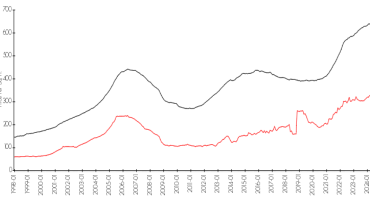
Unit #	Size	Closing Date	Sale Price	PPSF
318	1,129 sq ft	Aug 2024	\$525,000	\$465
2307	1,557 sq ft	Aug 2024	\$900,000	\$578
2207	1,557 sq ft	Aug 2024	\$900,000	\$578
1521	1,556 sq ft	Aug 2024	\$900,000	\$578
1718	1,129 sq ft	Jul 2024	\$625,000	\$554

Market Information

Harbour North & South (The) vs North Miami Beach



North Miami Beach vs Miami-Dade



Harbour North & South (The): \$574/sq. ft.
 North Miami Beach: \$308/sq. ft.

North Miami Beach: \$308/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Harbour North & South (The): 9%
 North Miami Beach: 9%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Harbour North & South (The): 154 days
 North Miami Beach: 130 days
 Miami-Dade: 86 days

