

# Unit PH-1705 - Sailboat Cay

PH-1705 - 13499 Biscayne Blvd, North Miami, FL, Miami-Dade 33181

## Unit Information

MLS Number: A11590169  
 Status: Active  
 Size: 1,180 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$335,000  
 List PPSF: \$284  
 Valuated Price: \$313,000  
 Valuated PPSF: \$265

*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: 21  
 Building inventory for sale: 11%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

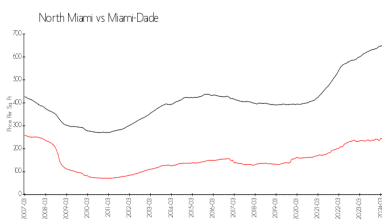
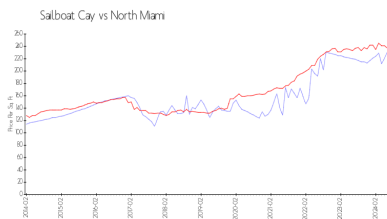
## Building Association Information

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
1103	740 sq ft	Jul 2024	\$143,000	\$193
1212	800 sq ft	Jun 2024	\$170,000	\$213
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

## Market Information



Sailboat Cay: \$231/sq. ft.  
 North Miami: \$237/sq. ft.

North Miami: \$237/sq. ft.  
 Miami-Dade: \$704/sq. ft.

## Inventory for Sale

Sailboat Cay 11%  
 North Miami 4%



Miami-Dade

3%

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

Sailboat Cay

128 days

North Miami

84 days

Miami-Dade

83 days