

# Unit 804 - Sailboat Cay

804 - 13499 Biscayne Blvd, North Miami, FL, Miami-Dade 33181

## Unit Information

MLS Number:	A11591681
Status:	Active
Size:	740 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$159,000
List PPSF:	\$215
Valuated Price:	\$137,000
Valuated PPSF:	\$185

*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:	25
Building inventory for sale:	13%
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

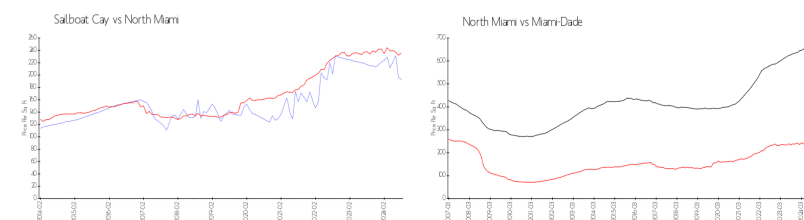
## Building Association Information

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:	\$193/sq. ft.	North Miami:	\$236/sq. ft.
North Miami:	\$236/sq. ft.	Miami-Dade:	\$697/sq. ft.

## Inventory for Sale

Sailboat Cay	13%
North Miami	5%
Miami-Dade	4%



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

Sailboat Cay	128 days
North Miami	96 days
Miami-Dade	84 days