

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:	\$163,000
Valuated PPSF:	\$220

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

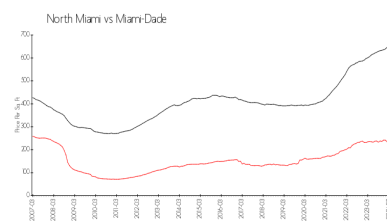
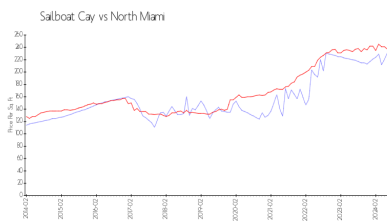
Building Association Information

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