

Unit 307 - Harbour North & South (The)

307 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

Unit Information

MLS Number: A11599965
 Status: Active
 Size: 1,557 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$850,000
 List PPSF: \$546
 Valuated Price: \$793,000
 Valuated PPSF: \$509

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.

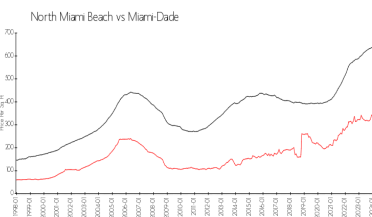
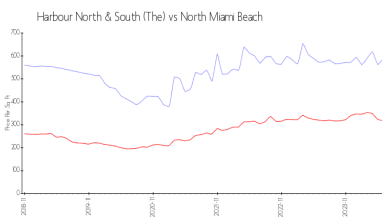
Building Information

Number of units: 425
 Number of active listings for rent: 0
 Number of active listings for sale: 32
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 32
 Number of sales over the last 6 months: 16
 Number of sales over the last 3 months: 11

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1718 | 1,129 sq ft | Jul 2024 | \$625,000 | \$554 |
| 2404 | 1,122 sq ft | Jun 2024 | \$620,000 | \$553 |
| 2501 | 1,556 sq ft | Jun 2024 | \$895,000 | \$575 |
| 1015 | 1,556 sq ft | Jun 2024 | \$950,000 | \$611 |
| 2618 | 1,129 sq ft | Jun 2024 | \$650,000 | \$576 |
| 917 | 1,123 sq ft | Jun 2024 | \$635,000 | \$565 |
| 617 | 1,123 sq ft | Jun 2024 | \$620,000 | \$552 |
| 1220 | 937 sq ft | Jun 2024 | \$518,000 | \$553 |

Market Information



Harbour North & South (The): \$591/sq. ft.
 North Miami Beach: \$318/sq. ft.

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

Inventory for Sale

Harbour North & South (The): 8%
 North Miami Beach: 7%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Harbour North & South (The): 164 days
 North Miami Beach: 132 days

