

# Unit 2421 - Harbour North & South (The)

2421 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11601332
Status:	Active
Size:	1,556 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking,Deeded Parking,Valet Parking
View:	
List Price:	\$985,000
List PPSF:	\$633
Valuated Price:	\$937,000
Valuated PPSF:	\$602

*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.*

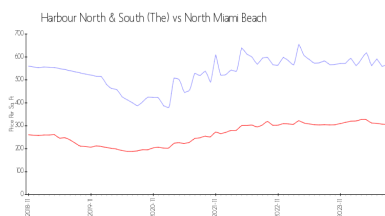
## Building Information

Number of units:	425
Number of active listings for rent:	0
Number of active listings for sale:	35
Building inventory for sale:	8%
Number of sales over the last 12 months:	30
Number of sales over the last 6 months:	17
Number of sales over the last 3 months:	12

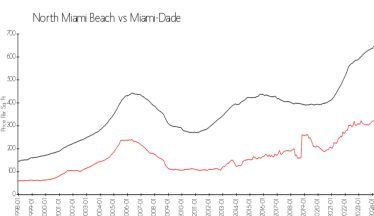
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
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



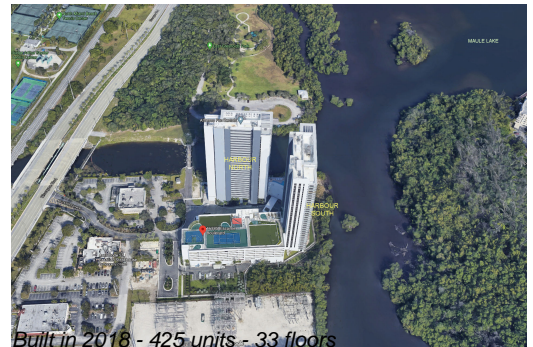
Harbour North & South (The): \$567/sq. ft.  
North Miami Beach: \$306/sq. ft.



North Miami Beach: \$306/sq. ft.  
Miami-Dade: \$695/sq. ft.

## Inventory for Sale

Harbour North & South (The)	8%
North Miami Beach	8%
Miami-Dade	4%



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

Harbour North & South (The)	155 days
North Miami Beach	129 days
Miami-Dade	84 days