

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:	\$976,000
Valuated PPSF:	\$627

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

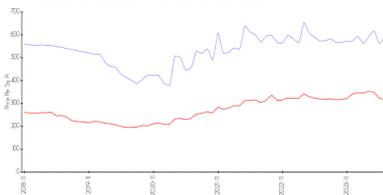
Number of units:	425
Number of active listings for rent:	0
Number of active listings for sale:	32
Building inventory for sale:	7%
Number of sales over the last 12 months:	32
Number of sales over the last 6 months:	16
Number of sales over the last 3 months:	11

Recent Sales

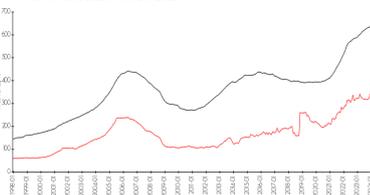
Unit #	Size	Closing Date	Sale Price	PPSF
1718	1,129 sq ft	Jul 2024	\$625,000	\$554
2404	1,122 sq ft	Jun 2024	\$620,000	\$553
2501	1,556 sq ft	Jun 2024	\$895,000	\$575
1015	1,556 sq ft	Jun 2024	\$950,000	\$611
2618	1,129 sq ft	Jun 2024	\$650,000	\$576
917	1,123 sq ft	Jun 2024	\$635,000	\$565
617	1,123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

Market Information

Harbour North & South (The) vs North Miami Beach



North Miami Beach vs Miami-Dade



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



