

Unit 1406 - Harbour North & South (The)

1406 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

Unit Information

MLS Number: A11610036
 Status: Active
 Size: 1,108 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$684,999
 List PPSF: \$618
 Valuated Price: \$629,000
 Valuated PPSF: \$568

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

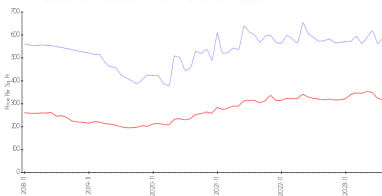
Number of units: 425
 Number of active listings for rent: 0
 Number of active listings for sale: 32
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 32
 Number of sales over the last 6 months: 16
 Number of sales over the last 3 months: 11

Recent Sales

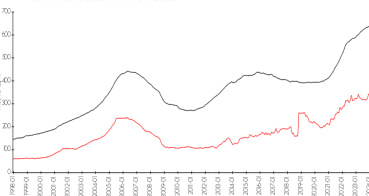
Unit #	Size	Closing Date	Sale Price	PPSF
1718	1,129 sq ft	Jul 2024	\$625,000	\$554
2404	1,122 sq ft	Jun 2024	\$620,000	\$553
2501	1,556 sq ft	Jun 2024	\$895,000	\$575
1015	1,556 sq ft	Jun 2024	\$950,000	\$611
2618	1,129 sq ft	Jun 2024	\$650,000	\$576
917	1,123 sq ft	Jun 2024	\$635,000	\$565
617	1,123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

