

# Unit 403 - Harbour North & South (The)

403 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11614335  |
| Status:         | Active   |
| Size:           | 1,119 Sq ft.   |
| Bedrooms:       | 2  |
| Full Bathrooms: | 2  |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking,Valet Parking |
| View:           |  |
| List Price:     | \$617,500  |
| List PPSF:      | \$552  |
| Valuated Price: | \$552,000  |
| Valuated PPSF:  | \$493  |

*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.*

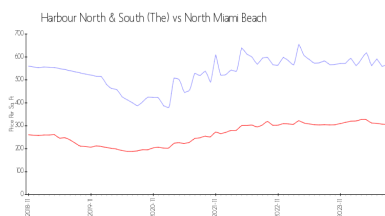
## Building Information

|  |     |
|--|-----|
| 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  |

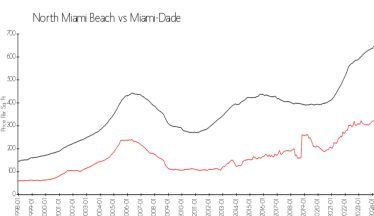
## Recent Sales

| 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



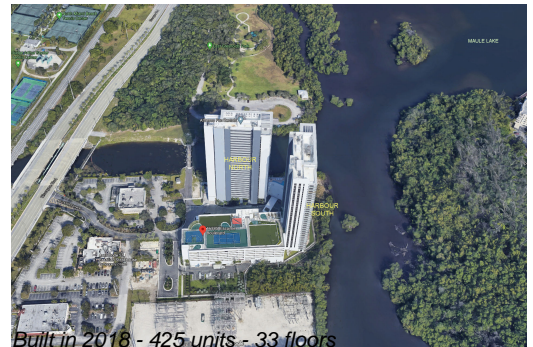
Harbour North & South (The): \$567/sq. ft.  
North Miami Beach: \$306/sq. ft.



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  |