

Unit 1210 - Sailboat Cay

1210 - 13499 Biscayne Blvd, North Miami, FL, Miami-Dade 33181

Unit Information

MLS Number: A11617739
 Status: Active
 Size: 1,050 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking
 View:
 List Price: \$289,000
 List PPSF: \$275
 Valuated Price: \$241,000
 Valuated PPSF: \$230

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: 187
 Number of active listings for rent: 0
 Number of active listings for sale: 21
 Building inventory for sale: 11%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

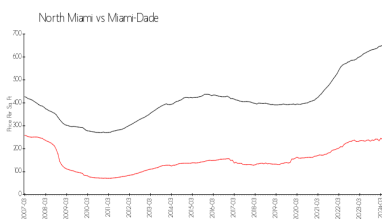
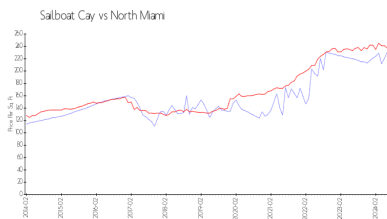
Building Association Information

Sailboat Cay Condominium
 13499 Biscayne Blvd Ste 219
 North Miami, FL 33181
 Phone number (305) 944-4929
 (305) 940-2147

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1103	740 sq ft	Jul 2024	\$143,000	\$193
1212	800 sq ft	Jun 2024	\$170,000	\$213
1001	1,050 sq ft	Apr 2024	\$150,000	\$143
504	740 sq ft	Mar 2024	\$157,000	\$212
1514	1,070 sq ft	Dec 2023	\$360,000	\$336
1411	740 sq ft	Dec 2023	\$149,000	\$201

Market Information



Sailboat Cay: \$231/sq. ft.
 North Miami: \$237/sq. ft.

North Miami: \$237/sq. ft.
 Miami-Dade: \$704/sq. ft.

Inventory for Sale

Sailboat Cay 11%
 North Miami 4%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Sailboat Cay

128 days

North Miami

84 days

Miami-Dade

83 days