

# Unit 2406 - Harbour North & South (The)

2406 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

## Unit Information

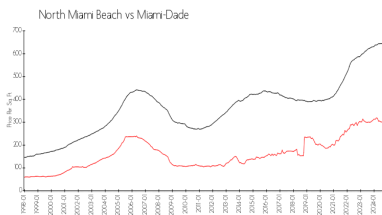
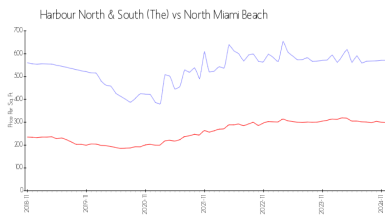
MLS Number:	A11627862
Status:	Pending
Size:	1,108 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	Bay, Canal, Intracoastal View, Ocean View
Rental Price:	\$4,400
List PPSF:	\$4
Valuated Price:	\$669,000
Valuated PPSF:	\$604

*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:	42
Building inventory for sale:	9%
Number of sales over the last 12 months:	25
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

## Market Information



Harbour North & South (The):	\$569/sq. ft.	North Miami Beach:	\$298/sq. ft.
North Miami Beach:	\$298/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Harbour North & South (The)	10%
North Miami Beach	9%
Miami-Dade	5%

## Avg. Time to Close Over Last 12 Months

Harbour North & South (The)	138 days
North Miami Beach	130 days
Miami-Dade	91 days

