

# Unit 1616 - Harbour North & South (The)

1616 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11630178  
 Status: Active  
 Size: 1,107 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$689,000  
 List PPSF: \$622  
 Valuated Price: \$615,000  
 Valuated PPSF: \$556

*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

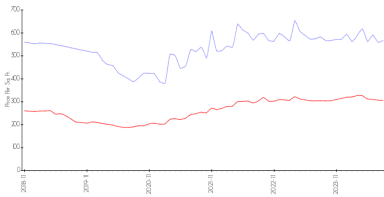
Number of units: 425  
 Number of active listings for rent: 0  
 Number of active listings for sale: 37  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 30  
 Number of sales over the last 6 months: 18  
 Number of sales over the last 3 months: 8

## Recent Sales

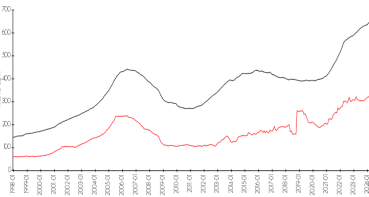
Unit #	Size	Closing Date	Sale Price	PPSF
318	1,129 sq ft	Aug 2024	\$525,000	\$465
2307	1,557 sq ft	Aug 2024	\$900,000	\$578
2207	1,557 sq ft	Aug 2024	\$900,000	\$578
1521	1,556 sq ft	Aug 2024	\$900,000	\$578
1718	1,129 sq ft	Jul 2024	\$625,000	\$554

## Market Information

Harbour North & South (The) vs North Miami Beach



North Miami Beach vs Miami-Dade



Harbour North & South (The): \$567/sq. ft.  
 North Miami Beach: \$306/sq. ft.  
 North Miami Beach: \$306/sq. ft.  
 Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Harbour North & South (The): 9%  
 North Miami Beach: 8%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Harbour North & South (The): 169 days  
 North Miami Beach: 137 days  
 Miami-Dade: 84 days

