

# Unit PH 7 - Harbour North & South (The)

PH 7 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11640506  
 Status: Active  
 Size: 1,648 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$1,950,000  
 List PPSF: \$1,183  
 Valuated Price: \$1,085,000  
 Valuated PPSF: \$658

*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.*

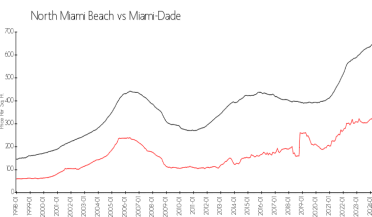
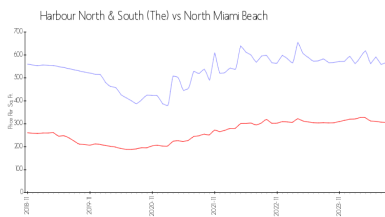
## Building Information

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): \$567/sq. ft.  
 North Miami Beach: \$306/sq. ft.  
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 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

