

# Unit 2703 - Harbour North & South (The)

2703 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11640705  
 Status: Active  
 Size: 1,119 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$669,000  
 List PPSF: \$598  
 Valuated Price: \$694,000  
 Valuated PPSF: \$620

*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.*

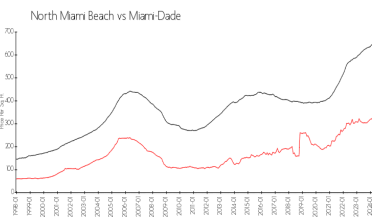
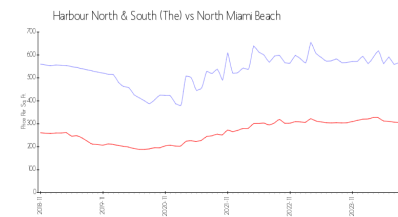
## Building Information

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.  
 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

