

Unit 1013 - Sailboat Cay

1013 - 13499 Biscayne Blvd, North Miami, FL, Miami-Dade 33181

Unit Information

MLS Number: A11640792
 Status: Active
 Size: 1,050 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$337,000
 List PPSF: \$321
 Valuated Price: \$188,000
 Valuated PPSF: \$179

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: 20
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

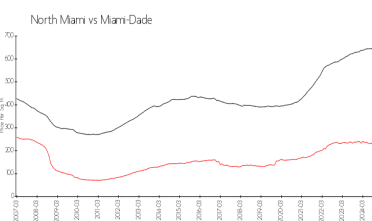
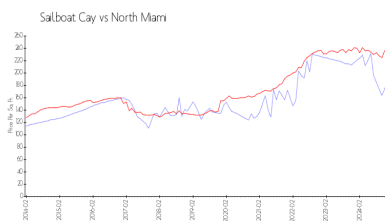
Building Association Information

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
1202	1,070 sq ft	Oct 2024	\$173,500	\$162
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

Market Information



Sailboat Cay:	\$184/sq. ft.	North Miami:	\$233/sq. ft.
North Miami:	\$233/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Sailboat Cay: 11%
 North Miami: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Sailboat Cay: 216 days



North Miami
Miami-Dade

102 days
90 days