

# Unit PH-1711 - Sailboat Cay

PH-1711 - 13499 Biscayne Blvd, North Miami, FL, Miami-Dade 33181

## Unit Information

MLS Number: A11655932  
 Status: Active  
 Size: 800 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking, Guest Parking

View:

List Price: \$150,000  
 List PPSF: \$188  
 Valuated Price: \$176,000  
 Valuated PPSF: \$220

*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: 24  
 Building inventory for sale: 12%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

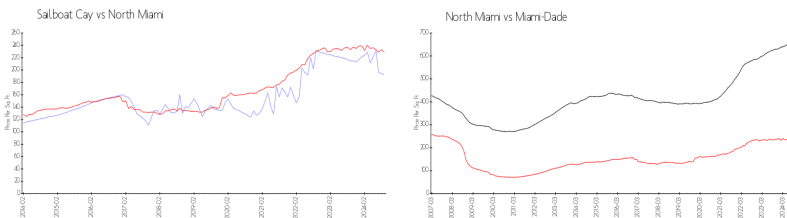
## Building Association Information

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: \$192/sq. ft.      North Miami: \$229/sq. ft.  
 North Miami: \$229/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Sailboat Cay: 13%  
 North Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Sailboat Cay  
North Miami  
Miami-Dade

160 days  
98 days  
86 days