

# Unit 1405 - Sailboat Cay

1405 - 13499 Biscayne Blvd, North Miami, FL, Miami-Dade 33181

## Unit Information

MLS Number: A11657392  
 Status: Active  
 Size: 1,050 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$279,000  
 List PPSF: \$266  
 Valuated Price: \$196,000  
 Valuated PPSF: \$187

*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: 0

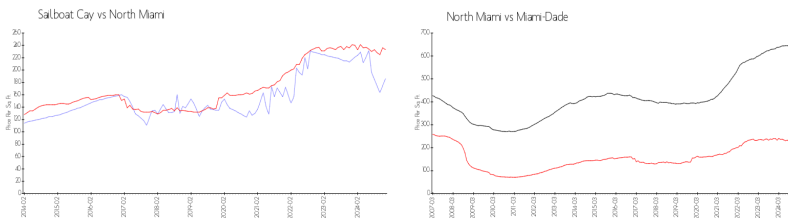
## Building Association Information

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  
North Miami  
Miami-Dade

216 days  
102 days  
91 days