

Unit 421 - Harbour North & South (The)

421 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11659501
Status:	Active
Size:	1,556 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$839,000
List PPSF:	\$539
Valuated Price:	\$768,000
Valuated PPSF:	\$494

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.

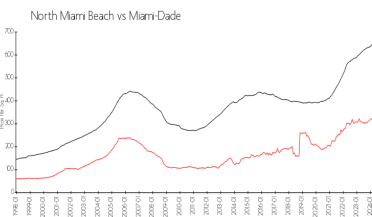
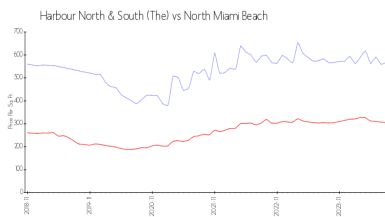
Building Information

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

