

# Unit PH-1710 - Sailboat Cay

PH-1710 - 13499 Biscayne Blvd, North Miami, FL, Miami-Dade 33181

## Unit Information

MLS Number: A11660479  
 Status: Pending  
 Size: 1,180 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Spaces, Additional Spaces Available, Assigned Parking  
 View: Canal  
 Rental Price: \$2,500  
 List PPSF: \$2  
 Valuated Price: \$252,000  
 Valuated PPSF: \$214

*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.*

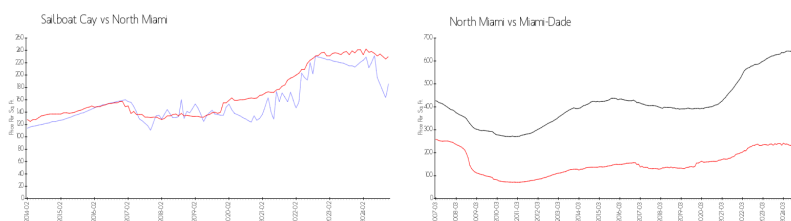
## Building Information

Number of units: 187  
 Number of active listings for rent: 0  
 Number of active listings for sale: 23  
 Building inventory for sale: 12%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 2  
 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

## Market Information



Sailboat Cay:	\$186/sq. ft.	North Miami:	\$230/sq. ft.
North Miami:	\$230/sq. ft.	Miami-Dade:	\$693/sq. ft.

## Inventory for Sale

Sailboat Cay	12%
North Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Sailboat Cay	190 days
North Miami	99 days
Miami-Dade	88 days

