

Unit 2403 - Harbour North & South (The)

2403 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

Unit Information

MLS Number: A11678354
 Status: Active
 Size: 1,119 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View:
 List Price: \$690,000
 List PPSF: \$617
 Valuated Price: \$676,000
 Valuated PPSF: \$604

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.

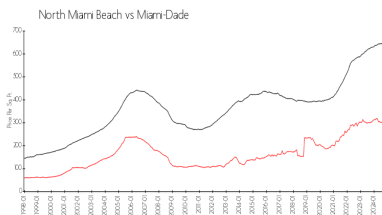
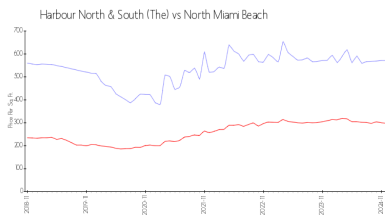
Building Information

Number of units: 425
 Number of active listings for rent: 0
 Number of active listings for sale: 42
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 25
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 5

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|----------------|-------------|--------------|------------|-------|
| 1817 | 1,123 sq ft | Jan 2025 | \$625,000 | \$557 |
| 2703 | 1,119 sq ft | Dec 2024 | \$650,000 | \$581 |
| 604 | 1,122 sq ft | Dec 2024 | \$600,000 | \$535 |
| 1701+2 Parking | 1,556 sq ft | Dec 2024 | \$895,000 | \$575 |
| Spots | | | | |
| 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 |

Market Information



Harbour North & South (The): \$569/sq. ft.
 North Miami Beach: \$298/sq. ft.
 North Miami Beach: \$298/sq. ft.
 Miami-Dade: \$688/sq. ft.

Inventory for Sale

Harbour North & South (The): 10%
 North Miami Beach: 9%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Harbour North & South (The): 138 days
 North Miami Beach: 130 days
 Miami-Dade: 91 days

