

# Unit 404 - Sailboat Cay

404 - 13499 Biscayne Blvd, North Miami, FL, Miami-Dade 33181

## Unit Information

MLS Number: A11684554  
 Status: Active  
 Size: 740 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1  
 View:  
 Rental Price: \$1,650  
 List PPSF: \$2  
 Valuated Price: \$130,000  
 Valuated PPSF: \$176

*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.*

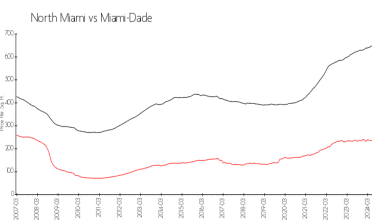
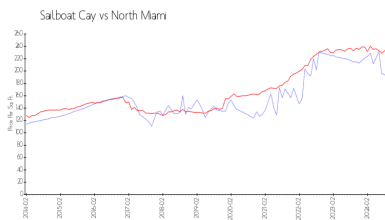
## Building Information

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

## 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 160 days  
 North Miami 98 days  
 Miami-Dade 86 days

