

# Unit 307 - Harbour North & South (The)

307 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11691239  
 Status: Active  
 Size: 1,557 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$850,000  
 List PPSF: \$546  
 Valuated Price: \$763,000  
 Valuated PPSF: \$490

*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.*

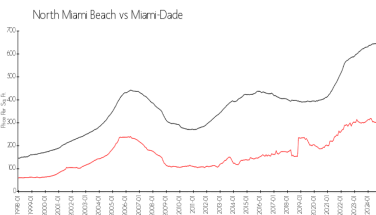
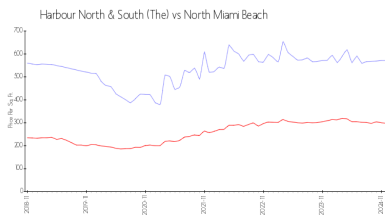
## Building Information

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

