

Unit 610 - Sailboat Cay

610 - 13499 Biscayne Blvd, North Miami, FL, Miami-Dade 33181

Unit Information

MLS Number: A11696388
 Status: Active
 Size: 1,050 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$245,000
 List PPSF: \$233
 Valuated Price: \$181,000
 Valuated PPSF: \$172

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: 20
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

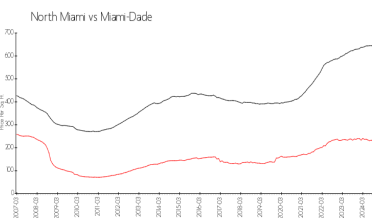
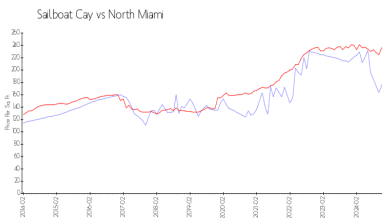
Building Association Information

Sailboat Cay Condominium
 13499 Biscayne Blvd Ste 219
 North Miami, FL 33181
 Phone number (305) 944-4929
 (305) 940-2147

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1202	1,070 sq ft	Oct 2024	\$173,500	\$162
1103	740 sq ft	Jul 2024	\$143,000	\$193
1212	800 sq ft	Jun 2024	\$170,000	\$213
1001	1,050 sq ft	Apr 2024	\$150,000	\$143
504	740 sq ft	Mar 2024	\$157,000	\$212

Market Information



Sailboat Cay: \$184/sq. ft. North Miami: \$233/sq. ft.
 North Miami: \$233/sq. ft. Miami-Dade: \$688/sq. ft.

Inventory for Sale

Sailboat Cay: 11%
 North Miami: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months



Sailboat Cay
North Miami
Miami-Dade

216 days
102 days
90 days