

Unit 2306 - Sail

2306 - 170 14 St, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11729441
 Status: Active
 Size: 630 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$390,000
 List PPSF: \$619
 Valuated Price: \$321,000
 Valuated PPSF: \$510

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: 154
 Number of active listings for rent: 5
 Number of active listings for sale: 10
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

Building Association Information

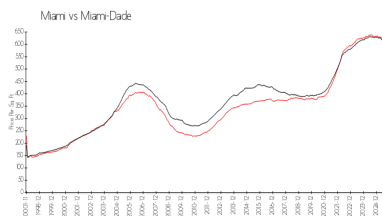
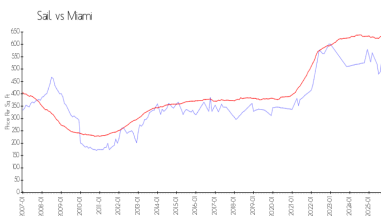
Sail Condo Association
 (305) 374-8114

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2805	942 sq ft	Nov 2025	\$480,000	\$510
2407	630 sq ft	Sep 2025	\$395,000	\$627
2907	630 sq ft	Sep 2025	\$357,000	\$567
2708	1,090 sq ft	Aug 2025	\$535,000	\$491
2408	1,090 sq ft	Jul 2025	\$510,000	\$468

Market Information



Sail: \$480/sq. ft.
 Miami: \$629/sq. ft.

Miami: \$629/sq. ft.
 Miami-Dade: \$668/sq. ft.

Inventory for Sale

Sail 6%
 Miami 5%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months



Sail
Miami
Miami-Dade

86 days
70 days
77 days