

Unit 406 - Sailboat Cay

406 - 13499 Biscayne Blvd, North Miami, FL, Miami-Dade 33181

Unit Information

MLS Number:	A11818175
Status:	Active
Size:	1,050 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$209,000
List PPSF:	\$199
Valuated Price:	\$184,000
Valuated PPSF:	\$175

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:	27
Building inventory for sale:	14%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Building Association Information

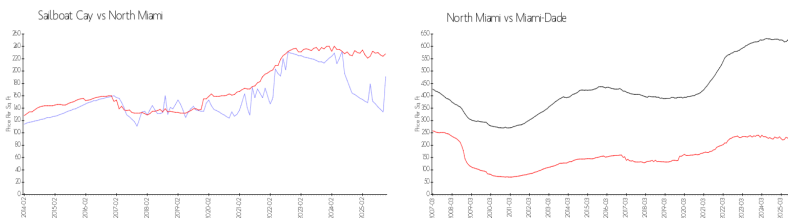
Sailboat Cay Condominium
13499 Biscayne Blvd Ste 219
North Miami, FL 33181
Phone number (305) 944-4929
(305) 940-2147

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH1711	800 sq ft	Oct 2025	\$122,500	\$153
1112	740 sq ft	Jun 2025	\$110,000	\$149
PH1707	1,020 sq ft	Apr 2025	\$175,000	\$172

Market Information



Sailboat Cay:	\$191/sq. ft.	North Miami:	\$228/sq. ft.
North Miami:	\$228/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Sailboat Cay	14%
North Miami	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Sailboat Cay
North Miami
Miami-Dade

156 days
91 days
77 days