

Unit 1105 - Sailboat Cay

1105 - 13499 Biscayne Blvd, North Miami, FL, Miami-Dade 33181

Unit Information

MLS Number: A11824561
 Status: Active
 Size: 1,050 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking
 View:
 List Price: \$275,000
 List PPSF: \$262
 Valuated Price: \$197,000
 Valuated PPSF: \$188

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

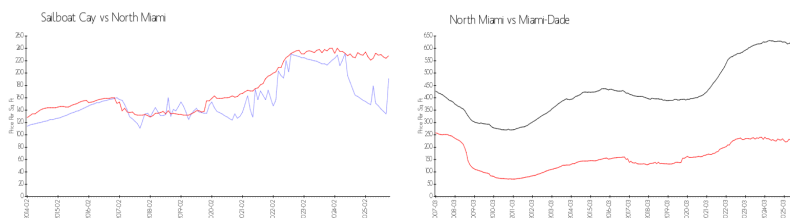
Sailboat Cay Condominium
 13499 Biscayne Blvd Ste 219
 North Miami, FL 33181
 Phone number (305) 944-4929
 (305) 940-2147

<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