

# Unit 403 - Harbour North & South (The)

403 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11827932
Status:	Active
Size:	1,119 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$599,900
List PPSF:	\$536
Valuated Price:	\$523,000
Valuated PPSF:	\$467

*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.*

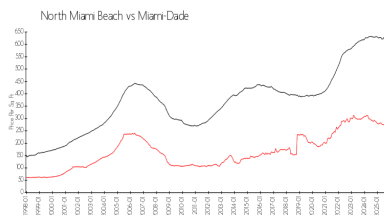
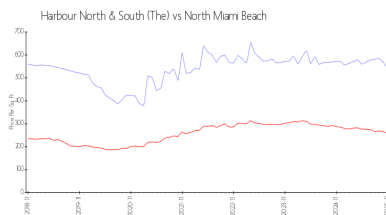
## Building Information

Number of units:	425
Number of active listings for rent:	0
Number of active listings for sale:	39
Building inventory for sale:	9%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1821	1,556 sq ft	Dec 2025	\$820,000	\$527
1618+ 2 Parking	1,129 sq ft	Oct 2025	\$673,000	\$596
2806		Oct 2025	\$645,000	
404	1,122 sq ft	Sep 2025	\$570,000	\$508
2519	1,119 sq ft	Jul 2025	\$650,000	\$581
406	1,108 sq ft	Jul 2025	\$550,000	\$496
1616	1,107 sq ft	Jul 2025	\$639,000	\$577
307 +2parking	1,557 sq ft	Jul 2025	\$820,000	\$527

## Market Information



Harbour North & South (The):	\$537/sq. ft.	North Miami Beach:	\$259/sq. ft.
North Miami Beach:	\$259/sq. ft.	Miami-Dade:	\$671/sq. ft.

## Inventory for Sale

Harbour North & South (The)	9%
North Miami Beach	8%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Harbour North & South (The)	98 days
North Miami Beach	102 days
Miami-Dade	77 days

