

# Unit PH 4 - Harbour North & South (The)

PH 4 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

## Unit Information

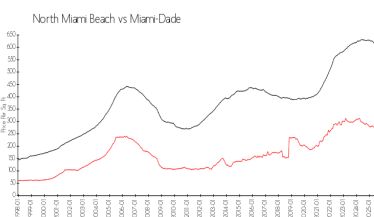
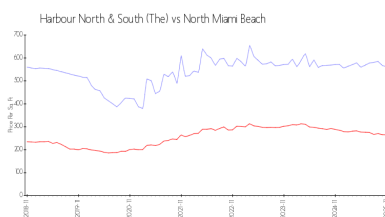
MLS Number:	A11843055
Status:	Active
Size:	2,279 Sq ft.
Bedrooms:	4
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	Valet Parking
View:	Bay, Intracoastal View, Ocean View, Direct Ocean
Rental Price:	\$9,897
List PPSF:	\$4
Valuated Price:	\$1,486,000
Valuated PPSF:	\$652

*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:	43
Building inventory for sale:	10%
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

## Market Information



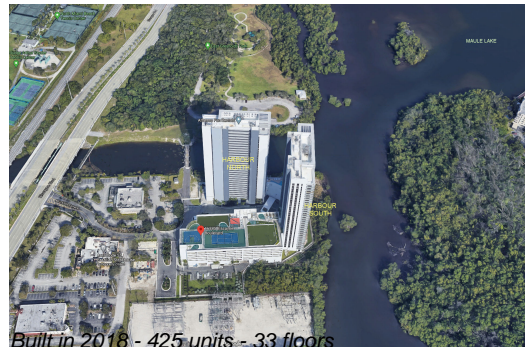
Harbour North & South (The):	\$561/sq. ft.	North Miami Beach:	\$265/sq. ft.
North Miami Beach:	\$265/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Harbour North & South (The)	10%
North Miami Beach	8%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Harbour North & South (The)	98 days
North Miami Beach	101 days
Miami-Dade	77 days



Built in 2018 - 425 units - 33 floors