

Unit 2904 - Harbour North & South (The)

2904 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

Unit Information

MLS Number: A11845690
Status: Active
Size: 1,122 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: 1 Space,Assigned Parking,Guest Parking,Valet Parking

View:
List Price: \$670,000
List PPSF: \$597
Valuated Price: \$672,000
Valuated PPSF: \$599

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.

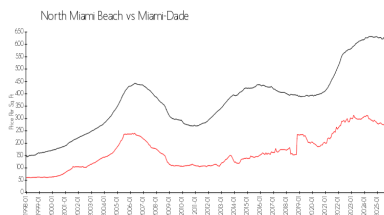
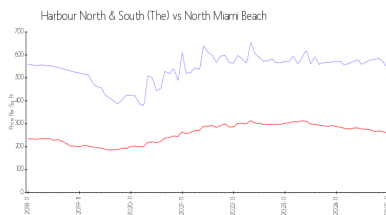
Building Information

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

