

# Unit 403 - Sailboat Cay

403 - 13499 Biscayne Blvd, North Miami, FL, Miami-Dade 33181

## Unit Information

MLS Number:	A11869904
Status:	Active
Size:	740 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	
View:	
Rental Price:	\$1,675
List PPSF:	\$2
Valuated Price:	\$130,000
Valuated PPSF:	\$176

*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

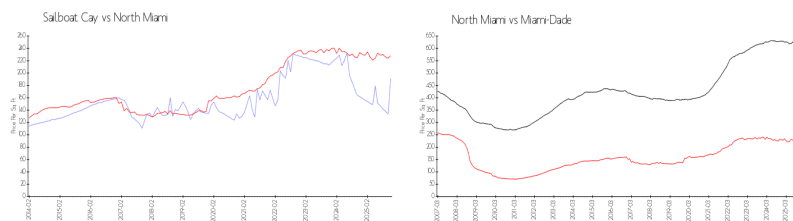
Number of units:	187
Number of active listings for rent:	0
Number of active listings for sale:	29
Building inventory for sale:	15%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Building Association Information

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

<https://>

## 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	16%
North Miami	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Sailboat Cay	146 days
North Miami	89 days
Miami-Dade	77 days

