

# Unit 105 - Harbour North & South (The)

105 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

## Unit Information

|                 |                                                 |
|-----------------|-------------------------------------------------|
| MLS Number:     | A11878278                                       |
| Status:         | Active                                          |
| Size:           | 2,093 Sq ft.                                    |
| Bedrooms:       | 3                                               |
| Full Bathrooms: | 4                                               |
| Half Bathrooms: |                                                 |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Valet Parking |
| View:           |                                                 |
| List Price:     | \$1,499,000                                     |
| List PPSF:      | \$716                                           |
| Valuated Price: | \$992,000                                       |
| Valuated PPSF:  | \$474                                           |

*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.*

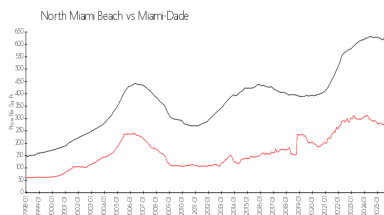
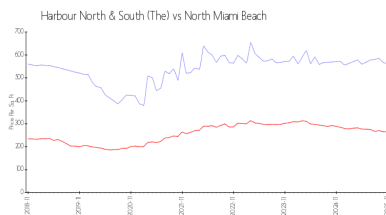
## Building Information

|                                          |     |
|------------------------------------------|-----|
| 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   |

## 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): | \$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  |

