

# Unit 406 - Harbour North & South (The)

406 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

## Unit Information

MLS Number:	F10431925
Status:	Active
Size:	1,108 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Bay,Lagoon,Water View
List Price:	\$615,000
List PPSF:	\$555
Valuated Price:	\$595,000
Valuated PPSF:	\$537

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.

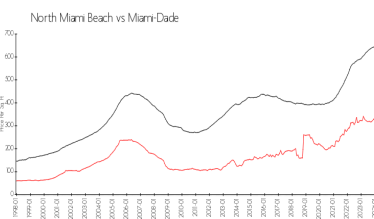
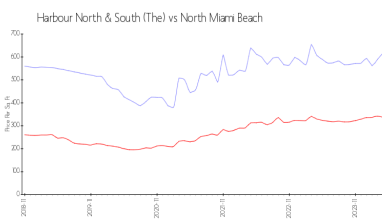
## Building Information

Number of units:	425
Number of active listings for rent:	0
Number of active listings for sale:	37
Building inventory for sale:	8%
Number of sales over the last 12 months:	31
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	5

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1120	937 sq ft	Apr 2024	\$490,000	\$523
1505	1,115 sq ft	Apr 2024	\$635,000	\$570
1107	1,557 sq ft	Apr 2024	\$1,025,000	\$658
2918	1,129 sq ft	Feb 2024	\$640,000	\$567
905	1,115 sq ft	Feb 2024	\$627,500	\$563

## Market Information



Harbour North & South (The): \$618/sq. ft.  
North Miami Beach: \$337/sq. ft.

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Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Harbour North & South (The)	9%
North Miami Beach	8%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Harbour North & South (The)	144 days
North Miami Beach	117 days
Miami-Dade	81 days

