

Unit 2606 - Harbour North & South (The)

2606 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

Unit Information

MLS Number: F10456820
 Status: Active
 Size: 1,108 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View: Bay, Ocean View, Water View
 List Price: \$670,000
 List PPSF: \$605
 Valuated Price: \$680,000
 Valuated PPSF: \$614

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

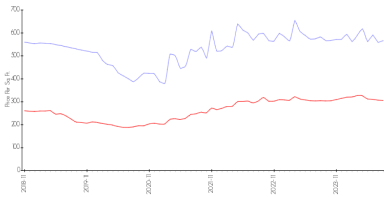
Number of units: 425
 Number of active listings for rent: 0
 Number of active listings for sale: 37
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 30
 Number of sales over the last 6 months: 18
 Number of sales over the last 3 months: 8

Recent Sales

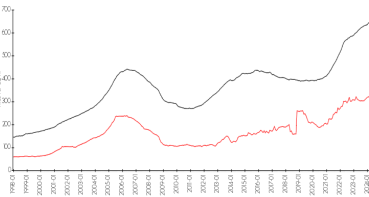
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 318 | 1,129 sq ft | Aug 2024 | \$525,000 | \$465 |
| 2307 | 1,557 sq ft | Aug 2024 | \$900,000 | \$578 |
| 2207 | 1,557 sq ft | Aug 2024 | \$900,000 | \$578 |
| 1521 | 1,556 sq ft | Aug 2024 | \$900,000 | \$578 |
| 1718 | 1,129 sq ft | Jul 2024 | \$625,000 | \$554 |

Market Information

Harbour North & South (The) vs North Miami Beach



North Miami Beach vs Miami-Dade



Harbour North & South (The): \$567/sq. ft.
 North Miami Beach: \$306/sq. ft.

North Miami Beach: \$306/sq. ft.
 Miami-Dade: \$696/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): 169 days
 North Miami Beach: 137 days
 Miami-Dade: 84 days

