

Unit 2516 - Harbour North & South (The)

2516 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

Unit Information

MLS Number:	F10539442
Status:	Active
Size:	1,107 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$649,900
List PPSF:	\$587
Valuated Price:	\$667,000
Valuated PPSF:	\$603

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.

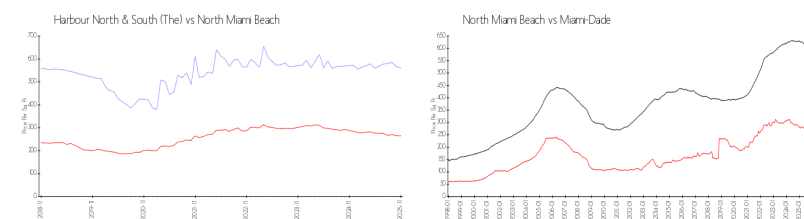
Building Information

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



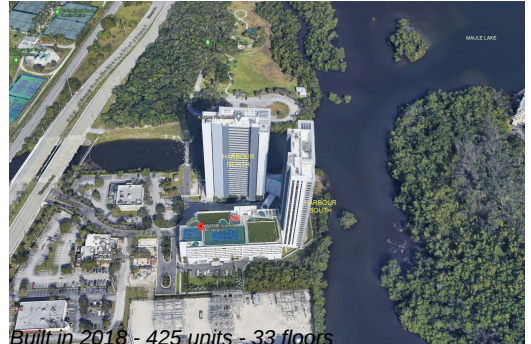
Harbour North & South (The):	\$561/sq. ft.	North Miami Beach:	\$265/sq. ft.
North Miami Beach:	\$265/sq. ft.	Miami-Dade:	\$668/sq. ft.

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



Built in 2018 - 425 units - 33 floors