

Unit PH-1708 - Sailboat Cay

PH-1708 - 13499 Biscayne Blvd, North Miami, FL, Miami-Dade 33181

Unit Information

MLS Number:	T3488056
Status:	ACTIVE
Size:	1,000 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered, Garage Door Opener, Guest
View:	City, Pool, Water
List Price:	\$249,990
List PPSF:	\$250
Valuated Price:	\$200,000
Valuated PPSF:	\$200

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:	25
Building inventory for sale:	13%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

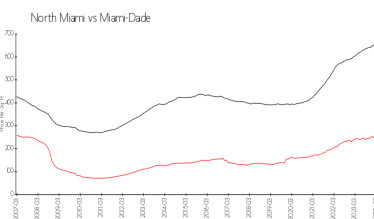
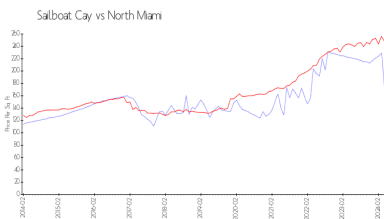
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1001	1,050 sq ft	Apr 2024	\$150,000	\$143
504	740 sq ft	Mar 2024	\$157,000	\$212
1514	1,070 sq ft	Dec 2023	\$360,000	\$336
1411	740 sq ft	Dec 2023	\$149,000	\$201
910	1,050 sq ft	Oct 2023	\$229,000	\$218
PH1713	1,310 sq ft	Oct 2023	\$245,000	\$187
1607	900 sq ft	Oct 2023	\$237,500	\$264

Market Information



Sailboat Cay:	\$174/sq. ft.	North Miami:	\$248/sq. ft.
North Miami:	\$248/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Sailboat Cay	13%
North Miami	5%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Sailboat Cay

130 days

North Miami

80 days

Miami-Dade

81 days