

Unit 1507 - Sailboat Cay

1507 - 13499 Biscayne Blvd, North Miami, FL, Miami-Dade 33181

Unit Information

MLS Number: A11449099
 Status: Active
 Size: 900 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$249,000
 List PPSF: \$277
 Valuated Price: \$160,000
 Valuated PPSF: \$178

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: 23
 Building inventory for sale: 12%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

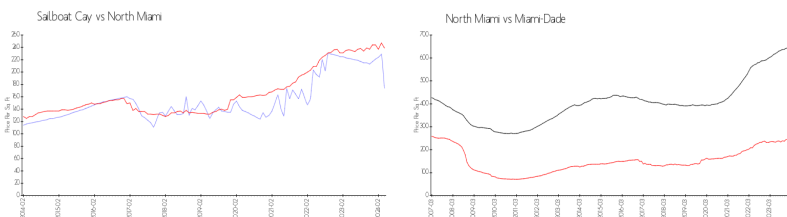
Building Association Information

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: \$239/sq. ft.
 North Miami: \$239/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

Sailboat Cay 12%



| | |
|-------------|----|
| North Miami | 5% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|--------------|----------|
| Sailboat Cay | 137 days |
| North Miami | 80 days |
| Miami-Dade | 81 days |