

# Unit 1209 - Sailboat Cay

1209 - 13499 Biscayne Blvd, North Miami, FL, Miami-Dade 33181

## Unit Information

MLS Number:	A11510039
Status:	Active
Size:	1,050 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
Rental Price:	\$1,990
List PPSF:	\$2
Valuated Price:	\$182,000
Valuated PPSF:	\$173

*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.*

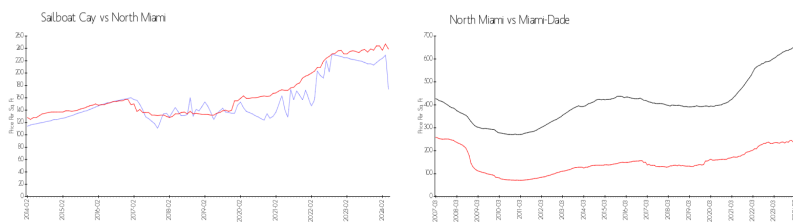
## Building Information

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

## 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

