

Unit 403 - Sails (The)

403 - 1401 Bay Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11512278 |
| Status: | Active |
| Size: | 990 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Covered Parking,Deeded Parking |
| View: | |
| List Price: | \$569,999 |
| List PPSF: | \$576 |
| Valuated Price: | \$542,000 |
| Valuated PPSF: | \$547 |

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: | 52 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 1 |
| Building inventory for sale: | 1% |
| Number of sales over the last 12 months: | 2 |
| Number of sales over the last 6 months: | 0 |
| Number of sales over the last 3 months: | 0 |

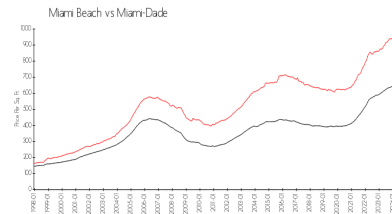
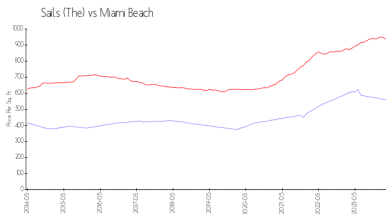
Building Association Information

Sails Condominium Association Inc
 1401 Bay Rd
 Miami Beach, FL 33139
 (305) 534-4899

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 411 | 1,040 sq ft | Jul 2023 | \$630,000 | \$606 |
| 313 | 990 sq ft | Jun 2023 | \$600,000 | \$606 |

Market Information



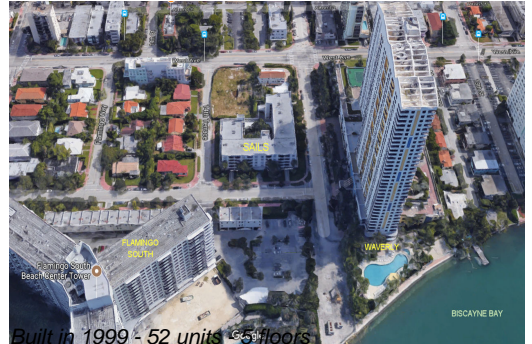
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|--------------|---------------|--------------|---------------|
| Sails (The): | \$557/sq. ft. | Miami Beach: | \$937/sq. ft. |
| Miami Beach: | \$937/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|-------------|----|
| Sails (The) | 2% |
| Miami Beach | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------|---------|
| Sails (The) | 16 days |
|-------------|---------|



Miami Beach
Miami-Dade

97 days
81 days