# Unit 3005 - Harbour North & South (The)

3005 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

### **Unit Information**

MLS Number: A11526916 Status: Active Size: 1,115 Sq ft. 2

Bedrooms: Full Bathrooms: 2

Half Bathrooms:

Parking Spaces: 1 Space, Covered Parking

View: List Price: \$722,000 List PPSF: \$648

Valuated Price: \$776,000 Valuated PPSF: \$696

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.

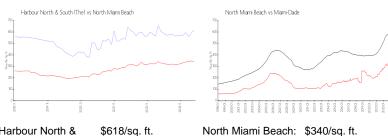
## **Building Information**

Number of units: 425 Number of active listings for rent: 0 Number of active listings for sale: 31 Building inventory for sale: 7% Number of sales over the last 12 months: Number of sales over the last 6 months: 11 Number of sales over the last 3 months:

#### **Recent Sales**

Unit #	Size	Closing Date	Sale Price	PPSF
1120	937 sq ft	Apr 2024	\$490,000	\$523
1505	1,115 sq ft	Apr 2024	\$635,000	\$570
1107	1,557 sq ft	Apr 2024	\$1,025,000	\$658
2918	1,129 sq ft	Feb 2024	\$640,000	\$567
905	1,115 sq ft	Feb 2024	\$627,500	\$563

### **Market Information**



Harbour North & \$618/sq. ft.

South (The):

North Miami Beach: \$340/sq. ft. Miami-Dade: \$694/sq. ft.

### **Inventory for Sale**

Harbour North & South (The) 7% North Miami Beach 7% Miami-Dade 3%

# Avg. Time to Close Over Last 12 Months

Harbour North & South (The) 147 days 117 days North Miami Beach Miami-Dade 81 days

