

# Unit 1921 - Harbour North & South (The)

1921 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

## Unit Information

|                 |                                       |
|-----------------|---------------------------------------|
| MLS Number:     | A11537786                             |
| Status:         | Active                                |
| Size:           | 1,556 Sq ft.                          |
| Bedrooms:       | 3                                     |
| Full Bathrooms: | 3                                     |
| Half Bathrooms: |                                       |
| Parking Spaces: | 1 Space,Covered Parking,Valet Parking |
| View:           |                                       |
| List Price:     | \$968,888                             |
| List PPSF:      | \$623                                 |
| Valuated Price: | \$971,000                             |
| Valuated PPSF:  | \$624                                 |

*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.*

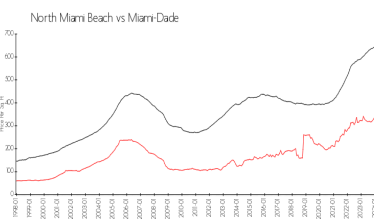
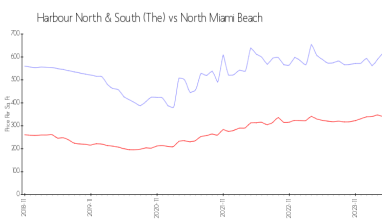
## Building Information

|  |     |
|--|-----|
| 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: | 30  |
| Number of sales over the last 6 months:  | 11  |
| Number of sales over the last 3 months:  | 5   |

## 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 & South (The): | \$618/sq. ft. | North Miami Beach: | \$340/sq. ft. |
| 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 |
| North Miami Beach           | 117 days |
| Miami-Dade                  | 81 days  |

