

# Unit 815 - Sunset Harbour North

815 - 1900 Sunset Harbour Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

|                 |                                                                    |
|-----------------|--------------------------------------------------------------------|
| MLS Number:     | A11539341                                                          |
| Status:         | Active                                                             |
| Size:           | 1,060 Sq ft.                                                       |
| Bedrooms:       | 2                                                                  |
| Full Bathrooms: | 2                                                                  |
| Half Bathrooms: |                                                                    |
| Parking Spaces: | 2 Or More Spaces,Assigned<br>Parking,Covered Parking,Valet Parking |
| View:           |                                                                    |
| List Price:     | \$870,000                                                          |
| List PPSF:      | \$821                                                              |
| Valuated Price: | \$855,000                                                          |
| Valuated PPSF:  | \$807                                                              |

*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:                         | 219 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 5   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 5   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 1   |

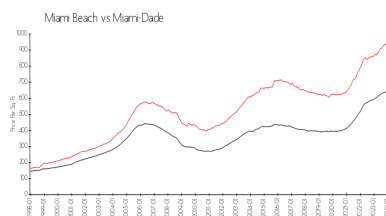
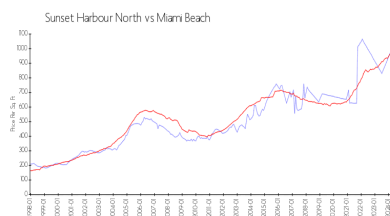
## Building Association Information

Sunset Harbour North Condo  
Association (305) 538-9004

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 1107   | 1,160 sq ft | Apr 2024     | \$717,000   | \$618 |
| 2111   | 1,270 sq ft | Oct 2023     | \$1,017,500 | \$801 |
| 1715   | 1,060 sq ft | Oct 2023     | \$790,000   | \$745 |
| 2203   | 1,270 sq ft | Aug 2023     | \$880,000   | \$693 |
| 1007   | 1,160 sq ft | Jul 2023     | \$775,000   | \$668 |

## Market Information



|                       |                |              |               |
|-----------------------|----------------|--------------|---------------|
| Sunset Harbour North: | \$1022/sq. ft. | Miami Beach: | \$968/sq. ft. |
| Miami Beach:          | \$968/sq. ft.  | Miami-Dade:  | \$703/sq. ft. |

## Inventory for Sale

|                      |    |
|----------------------|----|
| Sunset Harbour North | 2% |
| Miami Beach          | 4% |
| Miami-Dade           | 3% |



**Avg. Time to Close Over Last 12 Months**

|                      |         |
|----------------------|---------|
| Sunset Harbour North | 77 days |
| Miami Beach          | 97 days |
| Miami-Dade           | 81 days |