

# Unit 3104 - Harbour North & South (The)

3104 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

## Unit Information

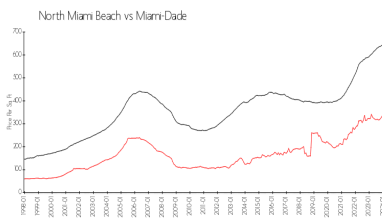
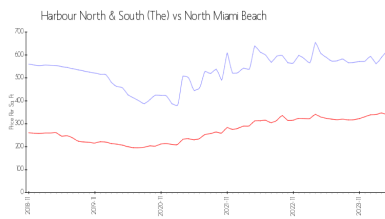
|                 |              |
|-----------------|--------------|
| MLS Number:     | A11555595    |
| Status:         | Active       |
| Size:           | 1,122 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: |              |
| Parking Spaces: |              |
| View:           |              |
| Rental Price:   | \$5,000      |
| List PPSF:      | \$4          |
| Valuated Price: | \$789,000    |
| Valuated PPSF:  | \$703        |

*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   |

## Market Information



Harbour North & South (The): \$618/sq. ft.  
North Miami Beach: \$340/sq. ft.

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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  |

