

Unit 512 - Sailboat Cay

512 - 13499 Biscayne Blvd, North Miami, FL, Miami-Dade 33181

Unit Information

MLS Number:	A11576967
Status:	Active
Size:	740 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking
View:	
List Price:	\$189,000
List PPSF:	\$255
Valuated Price:	\$135,000
Valuated PPSF:	\$182

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:	187
Number of active listings for rent:	0
Number of active listings for sale:	21
Building inventory for sale:	11%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

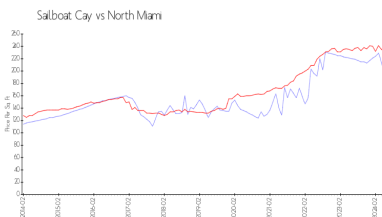
Building Association Information

Sailboat Cay Condominium
13499 Biscayne Blvd Ste 219
North Miami, FL 33181
Phone number (305) 944-4929
(305) 940-2147

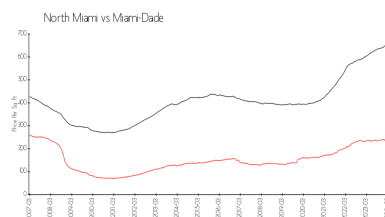
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1001	1,050 sq ft	Apr 2024	\$150,000	\$143
504	740 sq ft	Mar 2024	\$157,000	\$212
1514	1,070 sq ft	Dec 2023	\$360,000	\$336
1411	740 sq ft	Dec 2023	\$149,000	\$201
910	1,050 sq ft	Oct 2023	\$229,000	\$218
PH1713	1,310 sq ft	Oct 2023	\$245,000	\$187
1607	900 sq ft	Oct 2023	\$237,500	\$264

Market Information



Sailboat Cay: \$197/sq. ft.
North Miami: \$232/sq. ft.



North Miami: \$232/sq. ft.
Miami-Dade: \$703/sq. ft.

Inventory for Sale

Sailboat Cay	11%
North Miami	5%



Miami-Dade	3%
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Avg. Time to Close Over Last 12 Months

Sailboat Cay	137 days
North Miami	84 days
Miami-Dade	81 days