

# Unit 202 - Highlands (The)

202 - 13800 Highland Dr, North Miami, FL, Miami-Dade 33181

## Unit Information

MLS Number: A11562529  
 Status: Active  
 Size: 968 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$515,000  
 List PPSF: \$532  
 Valuated Price: \$444,000  
 Valuated PPSF: \$459

*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.*

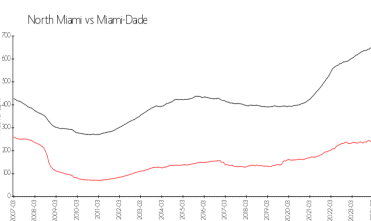
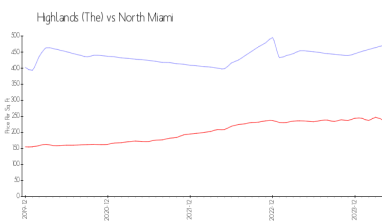
## Building Information

Number of units: 60  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
207	1,097 sq ft	Nov 2023	\$470,000	\$428
307	1,097 sq ft	Aug 2023	\$475,000	\$433
509	1,097 sq ft	Jul 2023	\$498,000	\$454
204	903 sq ft	Jun 2023	\$470,000	\$520
206	1,097 sq ft	Jun 2023	\$499,000	\$455

## Market Information



Highlands (The): \$470/sq. ft.  
 North Miami: \$239/sq. ft.  
 North Miami: \$239/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Highlands (The) 7%  
 North Miami 5%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Highlands (The) 135 days  
 North Miami 81 days  
 Miami-Dade 81 days

