

# Unit 1417 - Harbour North & South (The)

1417 - 16385 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11456123
Status:	Active
Size:	1,123 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$710,000
List PPSF:	\$632
Valuated Price:	\$667,000
Valuated PPSF:	\$594

*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.*

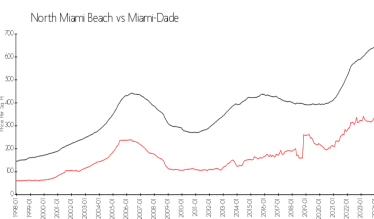
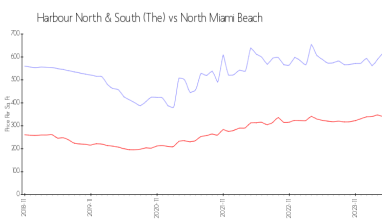
## Building Information

Number of units:	425
Number of active listings for rent:	0
Number of active listings for sale:	32
Building inventory for sale:	7%
Number of sales over the last 12 months:	29
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:	\$695/sq. ft.

## Inventory for Sale

Harbour North & South (The)	8%
North Miami Beach	7%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Harbour North & South (The)	124 days
North Miami Beach	103 days
Miami-Dade	81 days

