

# Unit 1609 - Nordica

1609 - 2525 SW 3 Av, Miami, FL, Miami-Dade 33129

## Unit Information

MLS Number: A11571105  
 Status: Active  
 Size: 1,041 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking, Valet Parking  
 View:  
 List Price: \$620,000  
 List PPSF: \$596  
 Valuated Price: \$584,000  
 Valuated PPSF: \$561

*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.*

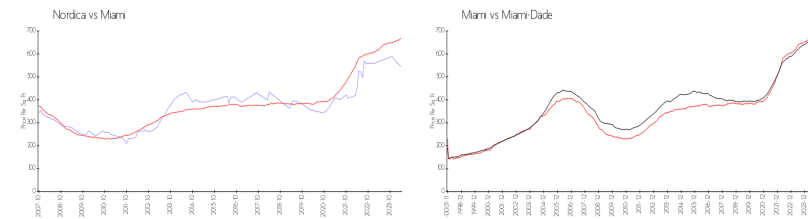
## Building Information

Number of units: 128  
 Number of active listings for rent: 2  
 Number of active listings for sale: 7  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1605	694 sq ft	Nov 2023	\$403,000	\$581
808	1,059 sq ft	Jul 2023	\$595,000	\$562
PH-9	1,041 sq ft	Jun 2023	\$596,772	\$573
1003	821 sq ft	Jun 2023	\$386,000	\$470

## Market Information



Nordica:	\$543/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Nordica 5%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Nordica 96 days  
 Miami 84 days  
 Miami-Dade 81 days

