

Unit 3703 - Everglades (North Tower)

3703 - 244 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11414293
 Status: Active
 Size: 1,363 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$995,000
 List PPSF: \$730
 Valuated Price: \$1,067,000
 Valuated PPSF: \$783

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.

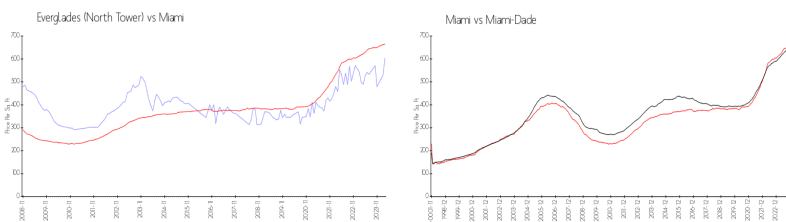
Building Information

Number of units: 411
 Number of active listings for rent: 46
 Number of active listings for sale: 16
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 22
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 8

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2108	1,006 sq ft	Apr 2024	\$535,000	\$532
3705	632 sq ft	Apr 2024	\$370,000	\$585
808	1,006 sq ft	Mar 2024	\$492,000	\$489
3202	1,203 sq ft	Feb 2024	\$740,000	\$615
649	978 sq ft	Feb 2024	\$400,000	\$409
3407	632 sq ft	Feb 2024	\$385,000	\$609
2708	1,006 sq ft	Feb 2024	\$540,000	\$537
4903	2,447 sq ft	Feb 2024	\$2,000,000	\$817

Market Information



Everglades (North Tower):	\$602/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Everglades (North Tower) 4%
 Miami 4%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months

Everglades (North Tower) 59 days
 Miami 84 days



