

# Unit 3006 - Everglades (North Tower)

3006 - 244 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

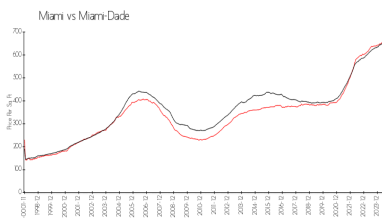
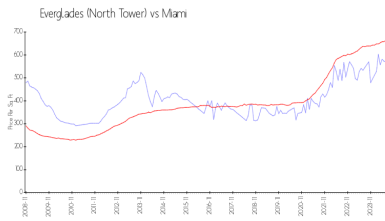
MLS Number:	A11443164
Status:	Active
Size:	806 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Parking Garage
View:	Bay,Water View
Rental Price:	\$3,200
List PPSF:	\$4
Valuated Price:	\$464,000
Valuated PPSF:	\$576

*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:	19
Building inventory for sale:	4%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	2

## Market Information



Everglades (North Tower):	\$569/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Everglades (North Tower)	5%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Everglades (North Tower)	88 days
Miami	85 days
Miami-Dade	84 days



Built in 2008 - 410 units (870 units in total) - 49 floors