

Unit 3006 - Everglades (North Tower)

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

Unit Information

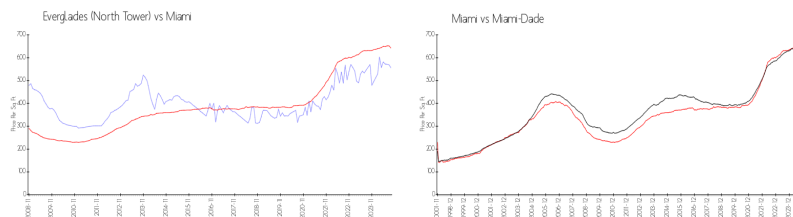
MLS Number:	A11443164
Status:	Active
Size:	806 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Parking Garage
View:	Bay,Water View
Rental Price:	\$3,200
List PPSF:	\$4
Valuated Price:	\$453,000
Valuated PPSF:	\$562

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:	24
Building inventory for sale:	5%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

Market Information



Everglades (North Tower):	\$556/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Everglades (North Tower)	6%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Everglades (North Tower)	86 days
Miami	85 days
Miami-Dade	85 days



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