

Unit 609 - Nordica

609 - 2525 SW 3 Av, Miami, FL, Miami-Dade 33129

Unit Information

MLS Number:	A11449716
Status:	Active
Size:	1,041 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Street Parking,Valet Parking
View:	
List Price:	\$599,000
List PPSF:	\$575
Valuated Price:	\$529,000
Valuated PPSF:	\$508

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.

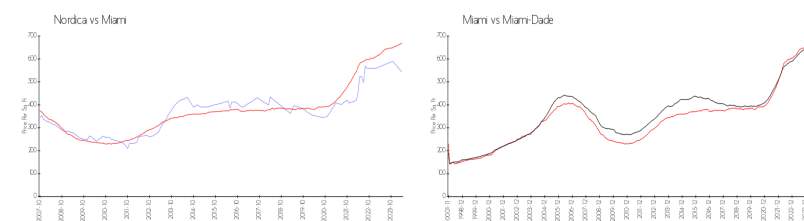
Building Information

Number of units:	128
Number of active listings for rent:	2
Number of active listings for sale:	8
Building inventory for sale:	6%
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:	\$698/sq. ft.

Inventory for Sale

Nordica	6%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Nordica	96 days
Miami	84 days
Miami-Dade	81 days



Built in 2007 - 128 units - 17 floors