

# Unit 3107 - Everglades (South Tower)

3107 - 253 NE 2 St, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11490011  
 Status: Active  
 Size: 632 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$452,000  
 List PPSF: \$715  
 Valuated Price: \$372,000  
 Valuated PPSF: \$589

*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.*

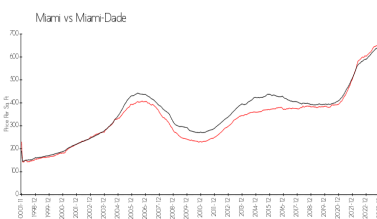
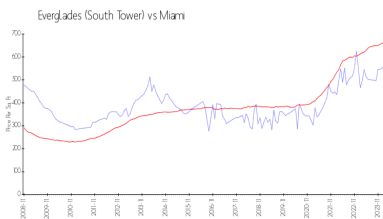
## Building Information

Number of units: 440  
 Number of active listings for rent: 45  
 Number of active listings for sale: 19  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 25  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 5

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
609	1,140 sq ft	Mar 2024	\$429,000	\$376
1510	929 sq ft	Mar 2024	\$500,000	\$538
4504	1,293 sq ft	Feb 2024	\$640,000	\$495
228	1,000 sq ft	Feb 2024	\$410,000	\$410
611	1,301 sq ft	Feb 2024	\$512,000	\$394

## Market Information



Everglades (South Tower):	\$510/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Everglades (South Tower) 79 days  
 Miami 84 days  
 Miami-Dade 81 days

