

Unit 315 - Everglades (South Tower)

315 - 253 NE 2 St, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11497660
 Status: Active
 Size: 491 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$335,000
 List PPSF: \$682
 Valuated Price: \$179,000
 Valuated PPSF: \$365

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.

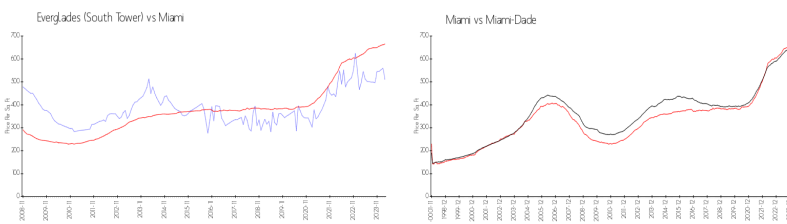
Building Information

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

