

# Unit 209 - Everglades (South Tower)

209 - 253 NE 2 St, Miami, FL, Miami-Dade 33132

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11507844                                |
| Status:         | Active                                   |
| Size:           | 1,140 Sq ft.                             |
| Bedrooms:       | 1  |
| Full Bathrooms: | 2  |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View:           |  |
| List Price:     | \$485,000                                |
| List PPSF:      | \$425                                    |
| Valuated Price: | \$492,000                                |
| Valuated PPSF:  | \$432                                    |

*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.*

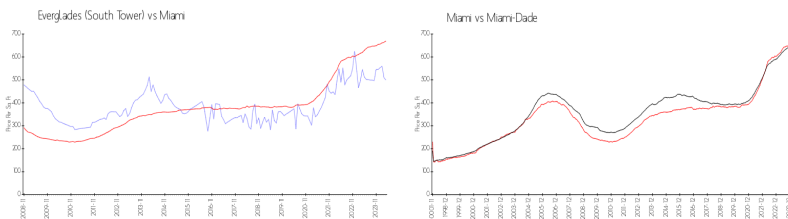
## Building Information

|  |     |
|--|-----|
| 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: | 24  |
| Number of sales over the last 6 months:  | 9   |
| Number of sales over the last 3 months:  | 4   |

## 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): | \$499/sq. ft. | Miami:      | \$669/sq. ft. |
| Miami:                    | \$669/sq. ft. | Miami-Dade: | \$698/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 |

