

Unit 1504 - Nordica

1504 - 2525 SW 3 Av, Miami, FL, Miami-Dade 33129

Unit Information

MLS Number: A11512812
 Status: Active
 Size: 693 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking
 View:
 List Price: \$399,000
 List PPSF: \$576
 Valuated Price: \$382,000
 Valuated PPSF: \$551

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.

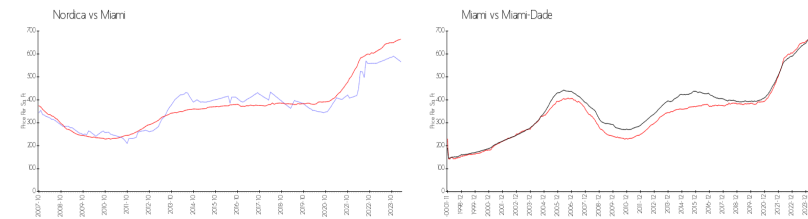
Building Information

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:	\$566/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/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

