

# Unit 1106 - Everglades (South Tower)

1106 - 253 NE 2 St, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11522450  
 Status: Active  
 Size: 806 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$420,000  
 List PPSF: \$521  
 Valuated Price: \$353,000  
 Valuated PPSF: \$438

*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.*

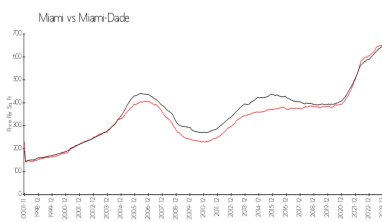
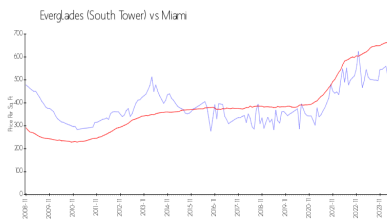
## Building Information

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

