

Unit 612 - Everglades (South Tower)

612 - 253 NE 2 St, Miami, FL, Miami-Dade 33132

Unit Information

| | |
|-----------------|--------------------------|
| MLS Number: | A11528387 |
| Status: | Active |
| Size: | 978 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Assigned Parking |
| View: | |
| List Price: | \$449,999 |
| List PPSF: | \$460 |
| Valuated Price: | \$367,000 |
| Valuated PPSF: | \$375 |

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.

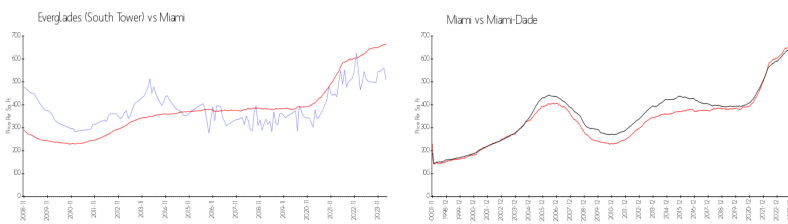
Building Information

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|--|-----|
| 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: | 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 |

