

# Unit C216 - Nirvana 2

C216 - 777 NE 62 St, Miami, FL, Miami-Dade 33138

## Unit Information

MLS Number:	A11547772
Status:	Active
Size:	723 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$310,000
List PPSF:	\$429
Valuated Price:	\$292,000
Valuated PPSF:	\$404

*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:	85
Number of active listings for rent:	5
Number of active listings for sale:	2
Building inventory for sale:	2%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	4

## Building Association Information

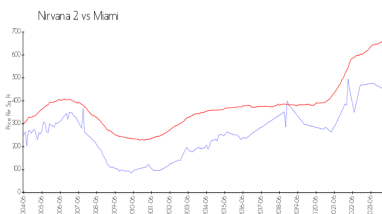
Nirvana Condominium No. Two Association, Inc. (Building C)  
305-759-8090

[http://nirvanacondos.net/modules.php?name=Content\\_Public&pa=showpage&pid=4](http://nirvanacondos.net/modules.php?name=Content_Public&pa=showpage&pid=4)

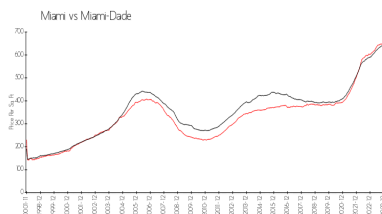
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
C500	990 sq ft	Apr 2024	\$432,500	\$437
C212	926 sq ft	Apr 2024	\$375,000	\$405
C209	990 sq ft	Mar 2024	\$390,000	\$394
C411	926 sq ft	Mar 2024	\$380,000	\$410
CPH6	1,089 sq ft	Jul 2023	\$510,000	\$468

## Market Information



Nirvana 2: \$446/sq. ft.  
Miami: \$669/sq. ft.



Miami: \$669/sq. ft.  
Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Nirvana 2	2%
Miami	4%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Nirvana 2	26 days
Miami	84 days
Miami-Dade	81 days