

Unit 1605 - Everglades (South Tower)

1605 - 253 NE 2 St, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11550776
 Status: Active
 Size: 802 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Assigned Parking, Detached
 View:
 List Price: \$487,000
 List PPSF: \$607
 Valuated Price: \$398,000
 Valuated PPSF: \$496

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.

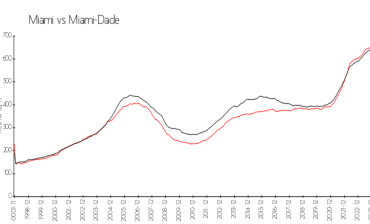
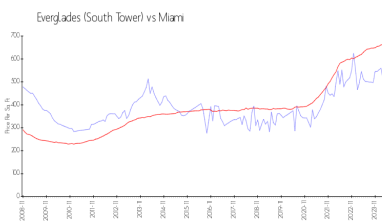
Building Information

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

