

Unit 2507 - Everglades (North Tower)

2507 - 244 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11557441
 Status: Active
 Size: 806 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$460,000
 List PPSF: \$571
 Valuated Price: \$432,000
 Valuated PPSF: \$536

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.

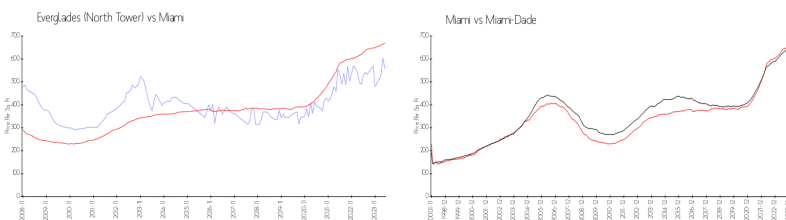
Building Information

Number of units: 411
 Number of active listings for rent: 46
 Number of active listings for sale: 16
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 20
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 6

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 2108 | 1,006 sq ft | Apr 2024 | \$535,000 | \$532 |
| 3705 | 632 sq ft | Apr 2024 | \$370,000 | \$585 |
| 808 | 1,006 sq ft | Mar 2024 | \$492,000 | \$489 |
| 3202 | 1,203 sq ft | Feb 2024 | \$740,000 | \$615 |
| 649 | 978 sq ft | Feb 2024 | \$400,000 | \$409 |
| 3407 | 632 sq ft | Feb 2024 | \$385,000 | \$609 |
| 2708 | 1,006 sq ft | Feb 2024 | \$540,000 | \$537 |
| 4903 | 2,447 sq ft | Feb 2024 | \$2,000,000 | \$817 |

Market Information



| | | | |
|---------------------------|---------------|-------------|---------------|
| Everglades (North Tower): | \$557/sq. ft. | Miami: | \$669/sq. ft. |
| Miami: | \$669/sq. ft. | Miami-Dade: | \$698/sq. ft. |

Inventory for Sale

| | |
|--------------------------|----|
| Everglades (North Tower) | 4% |
| Miami | 4% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|--------------------------|---------|
| Everglades (North Tower) | 61 days |
| Miami | 84 days |



