

# 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.*

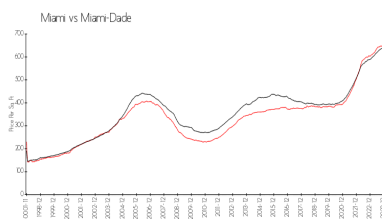
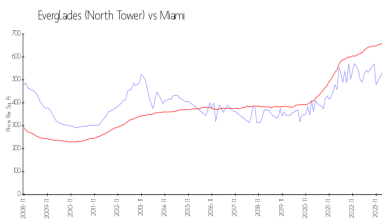
## Building Information

Number of units:	411
Number of active listings for rent:	46
Number of active listings for sale:	14
Building inventory for sale:	3%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2705	806 sq ft	May 2024	\$470,000	\$583
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:	\$695/sq. ft.

## Inventory for Sale

Everglades (North Tower)	3%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Everglades (North Tower)	60 days
--------------------------	---------



Miami  
Miami-Dade

84 days  
81 days