

# Unit 806 - Nordica

806 - 2525 SW 3 Av, Miami, FL, Miami-Dade 33129

## Unit Information

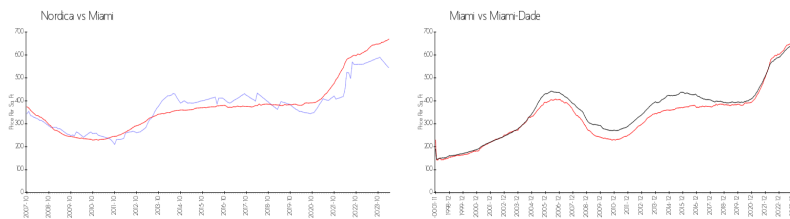
MLS Number: A11561044  
 Status: Active  
 Size: 955 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View: Other View  
 Rental Price: \$3,550  
 List PPSF: \$4  
 Valuated Price: \$471,000  
 Valuated PPSF: \$493

*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: 128  
 Number of active listings for rent: 2  
 Number of active listings for sale: 8  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Market Information



Nordica:	\$543/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Nordica 6%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Nordica 96 days  
 Miami 84 days  
 Miami-Dade 81 days

