

# Unit 225 - Everglades (South Tower)

225 - 253 NE 2 St, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11561389  
 Status: Active  
 Size: 506 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Parking-Under Building  
 View:  
 List Price: \$310,000  
 List PPSF: \$613  
 Valuated Price: \$206,000  
 Valuated PPSF: \$407

*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.*

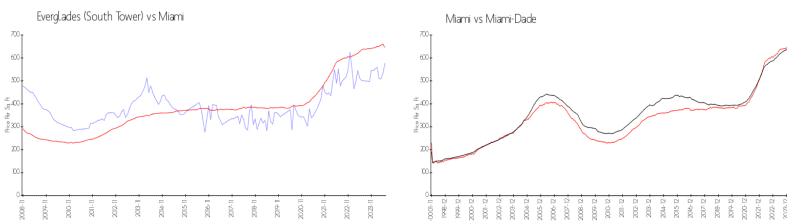
## Building Information

Number of units: 440  
 Number of active listings for rent: 45  
 Number of active listings for sale: 23  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 24  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 7

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1106	806 sq ft	Jul 2024	\$400,000	\$496
3303	1,363 sq ft	Jul 2024	\$830,000	\$609
4704	1,293 sq ft	Jun 2024	\$500,000	\$387
612	978 sq ft	Jun 2024	\$415,000	\$424
2903	1,363 sq ft	May 2024	\$735,000	\$539
433	978 sq ft	May 2024	\$430,000	\$440
334	506 sq ft	May 2024	\$325,000	\$642

## Market Information



Everglades (South Tower):	\$576/sq. ft.	Miami:	\$645/sq. ft.
Miami:	\$645/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

Everglades (South Tower) 5%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Everglades (South Tower) 82 days  
 Miami 84 days  
 Miami-Dade 83 days

