

# Unit 3404 - Everglades (North Tower)

3404 - 244 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

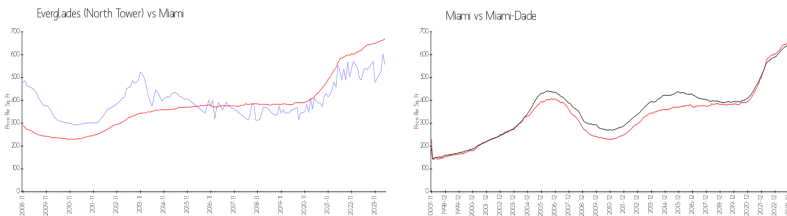
MLS Number: A11575597  
 Status: Active  
 Size: 806 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Parking Garage  
 View: Bay,Intracoastal View,Ocean View,Water View  
 Rental Price: \$3,100  
 List PPSF: \$4  
 Valuated Price: \$473,000  
 Valuated PPSF: \$587

*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: 9  
 Number of sales over the last 3 months: 7

## 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 3%

## Avg. Time to Close Over Last 12 Months

Everglades (North Tower) 61 days  
 Miami 84 days  
 Miami-Dade 81 days



Built in 2008 - 410 units (870 units in total) - 49 floors