

# Unit 1401 - Everglades (South Tower)

1401 - 253 NE 2 St, Miami, FL, Miami-Dade 33132

## Unit Information

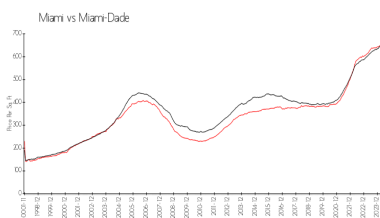
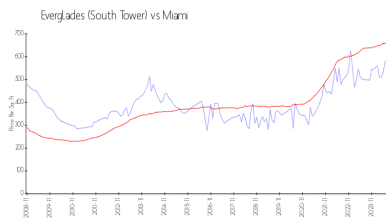
MLS Number: A11590320  
 Status: Active  
 Size: 1,142 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Parking Garage, Street Parking, Valet Parking  
 View: Intracoastal View, Pool Area View  
 Rental Price: \$3,500  
 List PPSF: \$3  
 Valuated Price: \$440,000  
 Valuated PPSF: \$468

*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: 22  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 26  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 7

## Market Information



Everglades (South Tower):	\$529/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Everglades (South Tower) 83 days  
 Miami 85 days  
 Miami-Dade 84 days

