

Unit 644 - Everglades (North Tower)

644 - 244 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11593549
 Status: Active
 Size: 978 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$411,000
 List PPSF: \$420
 Valuated Price: \$399,000
 Valuated PPSF: \$408

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.

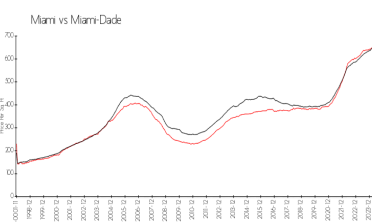
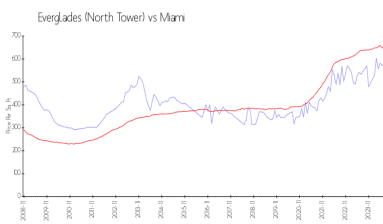
Building Information

Number of units: 411
 Number of active listings for rent: 46
 Number of active listings for sale: 17
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 16
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 2

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 646 | 978 sq ft | Aug 2024 | \$399,000 | \$408 |
| 4008 | 1,795 sq ft | Jun 2024 | \$960,000 | \$535 |
| 648 | 978 sq ft | May 2024 | \$399,000 | \$408 |
| 2705 | 806 sq ft | May 2024 | \$470,000 | \$583 |
| 4803 | 1,795 sq ft | May 2024 | \$1,200,000 | \$669 |

Market Information



| | | | |
|---------------------------|---------------|-------------|---------------|
| Everglades (North Tower): | \$569/sq. ft. | Miami: | \$650/sq. ft. |
| Miami: | \$650/sq. ft. | Miami-Dade: | \$697/sq. ft. |

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Everglades (North Tower) 72 days
 Miami 84 days
 Miami-Dade 84 days



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