

Unit 4608 - Everglades (South Tower)

4608 - 253 NE 2 St, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11597786
 Status: Pending
 Size: 1,795 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$1,279,500
 List PPSF: \$713
 Valuated Price: \$1,213,000
 Valuated PPSF: \$676

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.

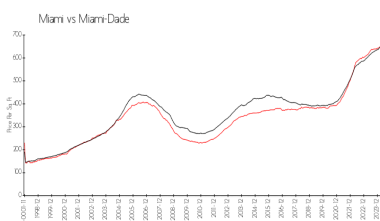
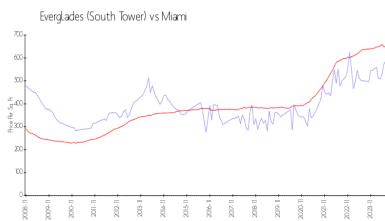
Building Information

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: 25
 Number of sales over the last 6 months: 12
 Number of sales over the last 3 months: 6

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2008	1,006 sq ft	Aug 2024	\$524,900	\$522
311	675 sq ft	Jul 2024	\$325,000	\$481
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

Market Information



Everglades (South Tower):	\$529/sq. ft.	Miami:	\$650/sq. ft.
Miami:	\$650/sq. ft.	Miami-Dade:	\$697/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) 85 days
 Miami 84 days
 Miami-Dade 84 days

