

# Unit 2606 - Everglades (South Tower)

2606 - 253 NE 2 St, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11600710
Status:	Active
Size:	806 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$420,000
List PPSF:	\$521
Valuated Price:	\$425,000
Valuated PPSF:	\$527

*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.*

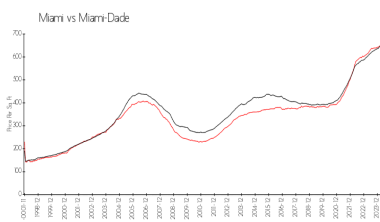
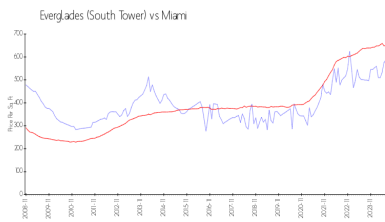
## Building Information

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

