

# Unit 3104 - Everglades (North Tower)

3104 - 244 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11604878
Status:	Active
Size:	806 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$460,000
List PPSF:	\$571
Valuated Price:	\$448,000
Valuated PPSF:	\$556

*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.*

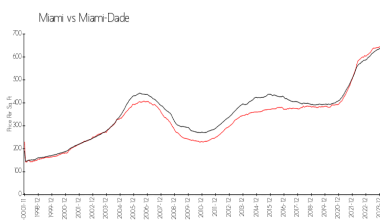
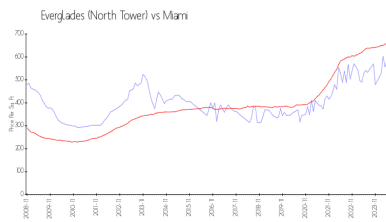
## Building Information

Number of units:	411
Number of active listings for rent:	46
Number of active listings for sale:	15
Building inventory for sale:	3%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
2108	1,006 sq ft	Apr 2024	\$535,000	\$532
3705	632 sq ft	Apr 2024	\$370,000	\$585

## Market Information



Everglades (North Tower):	\$544/sq. ft.	Miami:	\$645/sq. ft.
Miami:	\$645/sq. ft.	Miami-Dade:	\$704/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)	68 days
Miami	84 days
Miami-Dade	83 days

