

Unit 2809 - Everglades (South Tower)

2809 - 253 NE 2 St, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11606494
 Status: Active Under Contract
 Size: 1,363 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Guest Parking, Other Parking
 View:
 List Price: \$770,000
 List PPSF: \$565
 Valuated Price: \$807,000
 Valuated PPSF: \$592

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.

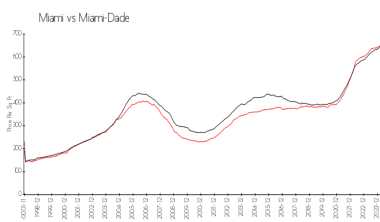
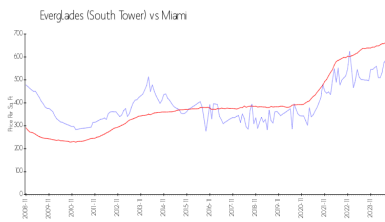
Building Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3107	632 sq ft	Sep 2024	\$427,000	\$676
411	1,301 sq ft	Aug 2024	\$520,000	\$400
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

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

