

Unit 1709 - Nordica

1709 - 2525 SW 3 Av, Miami, FL, Miami-Dade 33129

Unit Information

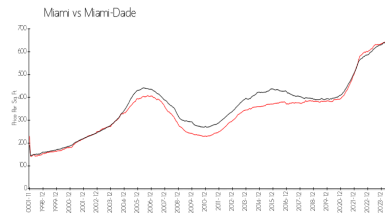
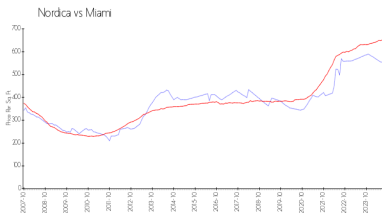
MLS Number:	A11610841
Status:	Active
Size:	1,041 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Spaces,Covered Parking,Valet Parking
View:	Bay,Ocean View
Rental Price:	\$4,050
List PPSF:	\$4
Valuated Price:	\$600,000
Valuated PPSF:	\$576

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:	128
Number of active listings for rent:	2
Number of active listings for sale:	5
Building inventory for sale:	3%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

Market Information



Nordica: \$552/sq. ft.
Miami: \$642/sq. ft.

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Miami-Dade: \$694/sq. ft.

Inventory for Sale

Nordica	4%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Nordica	92 days
Miami	85 days
Miami-Dade	85 days



Built in 2007 - 128 units - 17 floors