

# Unit 1601 - Everglades (South Tower)

1601 - 253 NE 2 St, Miami, FL, Miami-Dade 33132

## Unit Information

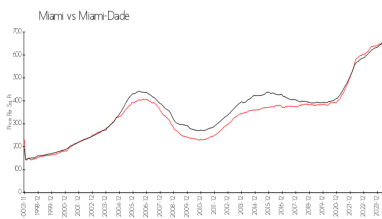
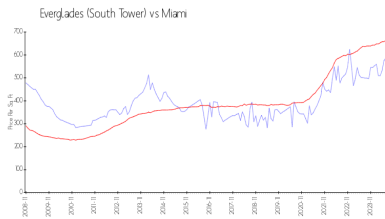
MLS Number:	A11619768
Status:	Active
Size:	940 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Additional Spaces Available
View:	Bay,Other View,Pool Area View
Rental Price:	\$3,800
List PPSF:	\$4
Valuated Price:	\$449,000
Valuated PPSF:	\$478

*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

## 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

