

Unit 1709 - Nordica

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

Unit Information

MLS Number: A11624498
 Status: Active
 Size: 1,041 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Valet Parking
 View:
 List Price: \$649,500
 List PPSF: \$624
 Valuated Price: \$596,000
 Valuated PPSF: \$573

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.



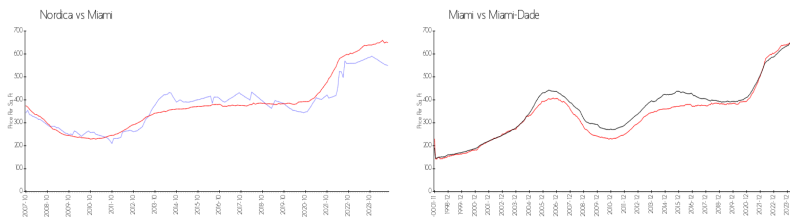
Building Information

Number of units: 128
 Number of active listings for rent: 2
 Number of active listings for sale: 6
 Building inventory for sale: 4%
 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: 2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1609	1,041 sq ft	Jul 2024	\$588,500	\$565
1504	693 sq ft	Jun 2024	\$375,000	\$541
1605	694 sq ft	Nov 2023	\$403,000	\$581

Market Information



Nordica:	\$549/sq. ft.	Miami:	\$650/sq. ft.
Miami:	\$650/sq. ft.	Miami-Dade:	\$697/sq. ft.

Inventory for Sale

Nordica: 5%
 Miami: 4%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Nordica: 92 days
 Miami: 84 days
 Miami-Dade: 84 days