

# Unit 208 - Everglades (North Tower)

208 - 244 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

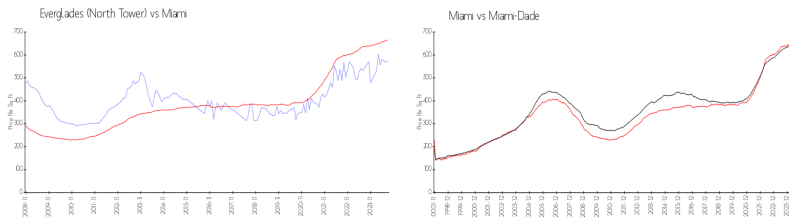
MLS Number: A11625037  
 Status: Active  
 Size: 940 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$2,850  
 List PPSF: \$3  
 Valuated Price: \$438,000  
 Valuated PPSF: \$435

*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: 19  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 2

## Market Information



|                           |               |             |               |
|---------------------------|---------------|-------------|---------------|
| Everglades (North Tower): | \$569/sq. ft. | Miami:      | \$665/sq. ft. |
| Miami:                    | \$665/sq. ft. | Miami-Dade: | \$696/sq. ft. |

## Inventory for Sale

Everglades (North Tower) 5%  
 Miami 4%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months

Everglades (North Tower) 88 days  
 Miami 85 days  
 Miami-Dade 84 days



Built in 2008 - 410 units (870 units in total) - 49 floors