

# Unit C300 - Nirvana 2

C300 - 777 NE 62 St, Miami, FL, Miami-Dade 33138

## Unit Information

MLS Number: A11629205  
 Status: Active  
 Size: 990 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$436,000  
 List PPSF: \$440  
 Valuated Price: \$387,000  
 Valuated PPSF: \$391

*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: 85  
 Number of active listings for rent: 5  
 Number of active listings for sale: 6  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

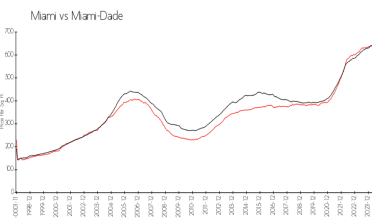
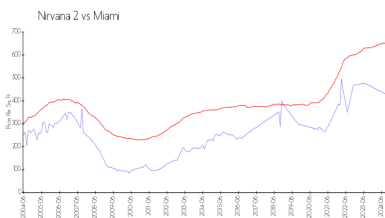
Nirvana Condominium No. Two Association, Inc. (Building C)  
 305-759-8090

[http://nirvanacondos.net/modules.php?name=Content\\_Public&pa=showpage&pid=4](http://nirvanacondos.net/modules.php?name=Content_Public&pa=showpage&pid=4)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
C216	723 sq ft	Sep 2024	\$280,000	\$387
C114	741 sq ft	Aug 2024	\$325,000	\$439
C500	990 sq ft	Apr 2024	\$432,500	\$437
C212	926 sq ft	Apr 2024	\$375,000	\$405
C209	990 sq ft	Mar 2024	\$390,000	\$394
C411	926 sq ft	Mar 2024	\$380,000	\$410

## Market Information



Nirvana 2: \$429/sq. ft.      Miami: \$642/sq. ft.  
 Miami: \$642/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Nirvana 2: 7%  
 Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Nirvana 2  
Miami  
Miami-Dade

55 days  
87 days  
86 days