

# Unit 3106 - Everglades (South Tower)

3106 - 253 NE 2 St, Miami, FL, Miami-Dade 33132

## Unit Information

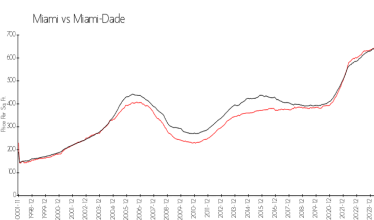
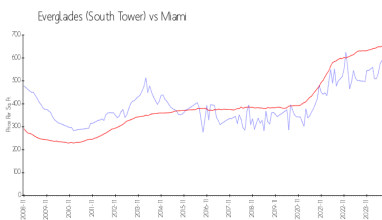
MLS Number: A11645353  
 Status: Pending  
 Size: 806 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Parking Garage  
 View: Other View  
 Rental Price: \$3,200  
 List PPSF: \$4  
 Valuated Price: \$441,000  
 Valuated PPSF: \$547

*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: 23  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 23  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 7

## Market Information



Everglades (South Tower): \$522/sq. ft.  
 Miami: \$642/sq. ft.

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

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Everglades (South Tower) 74 days  
 Miami 87 days  
 Miami-Dade 86 days

