

Unit 709 - Everglades (South Tower)

709 - 253 NE 2 St, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11646797
 Status: Pending
 Size: 1,140 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$469,000
 List PPSF: \$411
 Valuated Price: \$541,000
 Valuated PPSF: \$475

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.

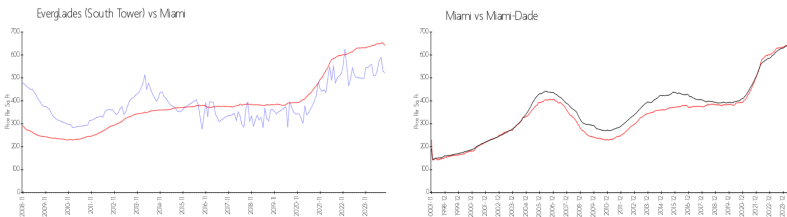
Building Information

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: 22
 Number of sales over the last 6 months: 13
 Number of sales over the last 3 months: 6

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1806	806 sq ft	Nov 2024	\$400,000	\$496
1605	802 sq ft	Nov 2024	\$460,000	\$574
710	929 sq ft	Nov 2024	\$445,000	\$479
2809	1,363 sq ft	Sep 2024	\$700,000	\$514
3107	632 sq ft	Sep 2024	\$427,000	\$676

Market Information



Everglades (South Tower):	\$522/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	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) 75 days
 Miami 86 days
 Miami-Dade 86 days

