

Unit 1209 - Everglades (North Tower)

1209 - 244 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11648082
 Status: Active
 Size: 1,058 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$625,000
 List PPSF: \$591
 Valuated Price: \$497,000
 Valuated PPSF: \$470

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.

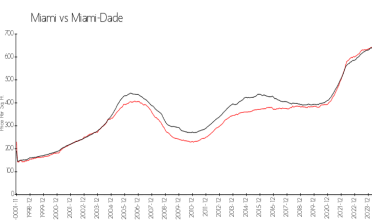
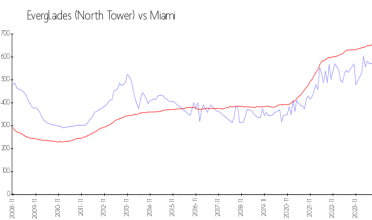
Building Information

Number of units: 411
 Number of active listings for rent: 46
 Number of active listings for sale: 21
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 15
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 3007 | 632 sq ft | Oct 2024 | \$313,000 | \$495 |
| 2808 | 1,203 sq ft | Sep 2024 | \$622,500 | \$517 |
| 646 | 978 sq ft | Aug 2024 | \$399,000 | \$408 |
| 4008 | 1,795 sq ft | Jun 2024 | \$960,000 | \$535 |
| 648 | 978 sq ft | May 2024 | \$399,000 | \$408 |
| 2705 | 806 sq ft | May 2024 | \$470,000 | \$583 |
| 4803 | 1,795 sq ft | May 2024 | \$1,200,000 | \$669 |

Market Information



| | | | |
|---------------------------|---------------|-------------|---------------|
| Everglades (North Tower): | \$556/sq. ft. | Miami: | \$642/sq. ft. |
| Miami: | \$642/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Everglades (North Tower) 83 days
 Miami 86 days
 Miami-Dade 86 days

