

Unit 1406 - Everglades (South Tower)

1406 - 253 NE 2 St, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11655267
 Status: Active
 Size: 806 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$419,000
 List PPSF: \$520
 Valuated Price: \$371,000
 Valuated PPSF: \$460

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.

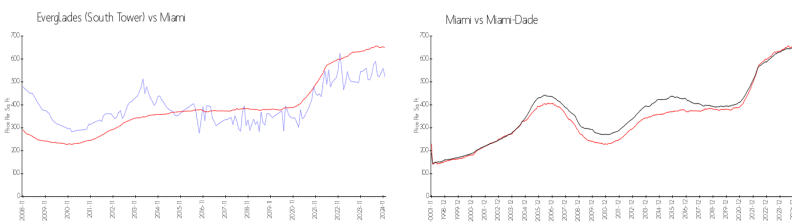
Building Information

Number of units: 440
 Number of active listings for rent: 45
 Number of active listings for sale: 25
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 30
 Number of sales over the last 6 months: 16
 Number of sales over the last 3 months: 12

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
431	978 sq ft	Jan 2025	\$390,000	\$399
2405	802 sq ft	Jan 2025	\$488,000	\$608
4408	1,795 sq ft	Jan 2025	\$1,300,000	\$724
435	978 sq ft	Jan 2025	\$380,000	\$389
2509	1,058 sq ft	Dec 2024	\$635,000	\$600
1207	802 sq ft	Dec 2024	\$446,852	\$557
709	1,140 sq ft	Dec 2024	\$445,000	\$390

Market Information



Everglades (South Tower):	\$519/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Everglades (South Tower) 6%
 Miami 5%
 Miami-Dade 5%

Avg. Time to Close Over Last 12 Months

Everglades (South Tower) 79 days
 Miami 91 days
 Miami-Dade 90 days

