

# Unit 2507 - Everglades (North Tower)

2507 - 244 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11659988  
 Status: Active  
 Size: 806 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$455,000  
 List PPSF: \$565  
 Valuated Price: \$431,000  
 Valuated PPSF: \$535

*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.*

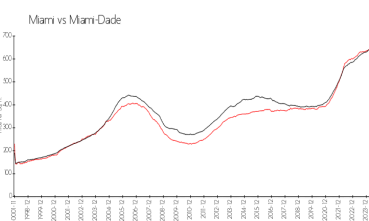
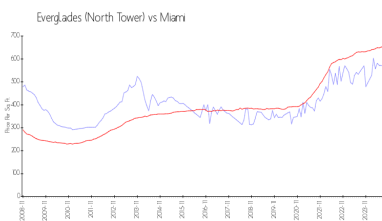
## Building Information

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

