

# Unit 809 - Everglades (South Tower)

809 - 253 NE 2 St, Miami, FL, Miami-Dade 33132

## Unit Information

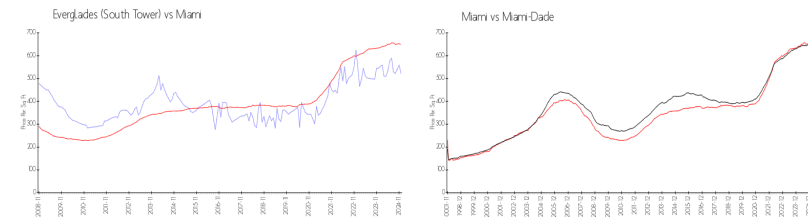
MLS Number: A11673134  
 Status: Active  
 Size: 1,058 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 Rental Price: \$3,900  
 List PPSF: \$4  
 Valuated Price: \$504,000  
 Valuated PPSF: \$476

*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

## 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)	81 days
Miami	91 days
Miami-Dade	91 days

