

# Unit 3808 - Everglades (North Tower)

3808 - 244 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11678000  
 Status: Active  
 Size: 1,203 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$740,000  
 List PPSF: \$615  
 Valuated Price: \$733,000  
 Valuated PPSF: \$609

*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.*

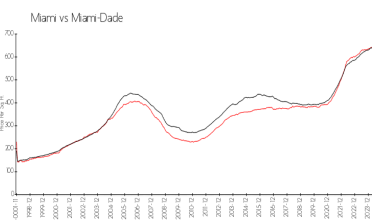
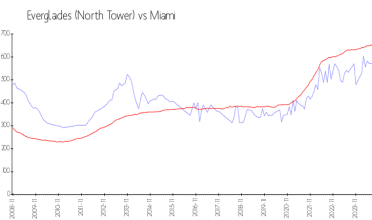
## Building Information

Number of units: 411  
 Number of active listings for rent: 46  
 Number of active listings for sale: 20  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 4  
 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 87 days  
 Miami-Dade 87 days

