

# Unit C204 - Nirvana 2

C204 - 777 NE 62 St, Miami, FL, Miami-Dade 33138

## Unit Information

MLS Number:	A11678314
Status:	Active
Size:	926 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces, Guest Parking
View:	
List Price:	\$589,000
List PPSF:	\$636
Valuated Price:	\$326,000
Valuated PPSF:	\$352

*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:	85
Number of active listings for rent:	5
Number of active listings for sale:	6
Building inventory for sale:	7%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

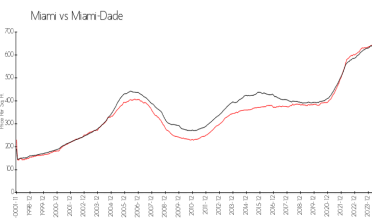
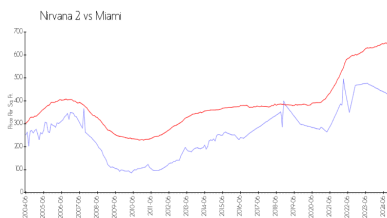
Nirvana Condominium No. Two Association, Inc. (Building C)  
305-759-8090

[http://nirvanacondos.net/modules.php?name=Content\\_Public&pa=showpage&pid=4](http://nirvanacondos.net/modules.php?name=Content_Public&pa=showpage&pid=4)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
C216	723 sq ft	Sep 2024	\$280,000	\$387
C114	741 sq ft	Aug 2024	\$325,000	\$439
C500	990 sq ft	Apr 2024	\$432,500	\$437
C212	926 sq ft	Apr 2024	\$375,000	\$405
C209	990 sq ft	Mar 2024	\$390,000	\$394
C411	926 sq ft	Mar 2024	\$380,000	\$410

## Market Information



Nirvana 2:	\$429/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Nirvana 2	7%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Nirvana 2  
Miami  
Miami-Dade

55 days  
87 days  
86 days