

Unit 3104 - Everglades (North Tower)

3104 - 244 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11678838
 Status: Active
 Size: 806 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$450,000
 List PPSF: \$558
 Valuated Price: \$458,000
 Valuated PPSF: \$568

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.

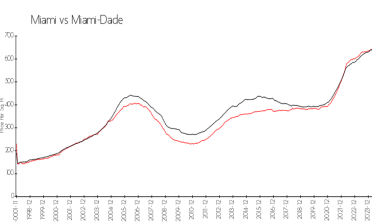
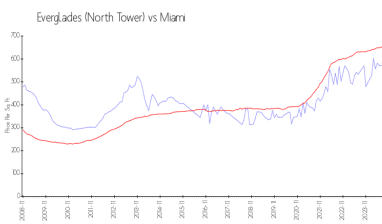
Building Information

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



Built in 2008 - 410 units (870 units in total) - 49 floors