

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.

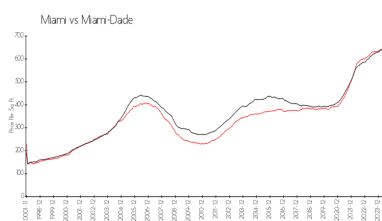
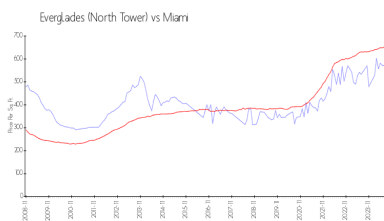
Building Information

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	87 days
Miami-Dade	86 days



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