

Unit 413 - Everglades (South Tower)

413 - 253 NE 2 St, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11715920
 Status: Active Under Contract
 Size: 978 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$340,000
 List PPSF: \$348
 Valuated Price: \$365,000
 Valuated PPSF: \$373

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.

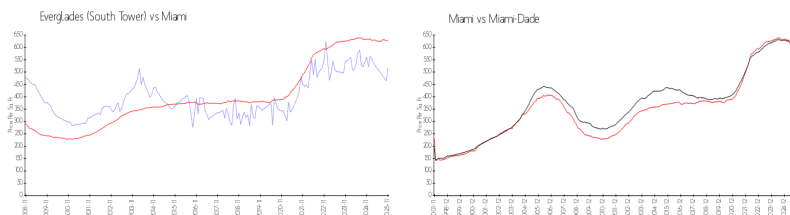
Building Information

Number of units: 440
 Number of active listings for rent: 45
 Number of active listings for sale: 36
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
633	978 sq ft	Dec 2025	\$390,000	\$399
1907	802 sq ft	Dec 2025	\$456,000	\$569
435	978 sq ft	Nov 2025	\$365,000	\$373
625	978 sq ft	Oct 2025	\$335,000	\$343
2608	1,006 sq ft	Sep 2025	\$470,000	\$467

Market Information



Everglades (South Tower):	\$517/sq. ft.	Miami:	\$629/sq. ft.
Miami:	\$629/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Everglades (South Tower) 8%
 Miami 5%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months

Everglades (South Tower) 70 days
 Miami 70 days
 Miami-Dade 77 days

