

# Unit 3202 - Everglades (South Tower)

3202 - 253 NE 2 St, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11747492
Status:	Active
Size:	1,203 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$575,000
List PPSF:	\$478
Valuated Price:	\$659,000
Valuated PPSF:	\$548

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.

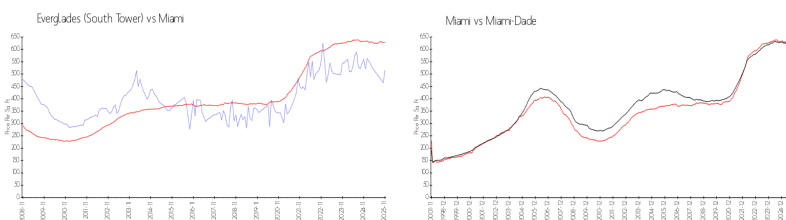
## Building Information

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

