

Unit 648 - Everglades (North Tower)

648 - 244 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	F10401088
Status:	Active Under Contract
Size:	978 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	Other View
List Price:	\$415,900
List PPSF:	\$425
Valuated Price:	\$391,000
Valuated PPSF:	\$400

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.

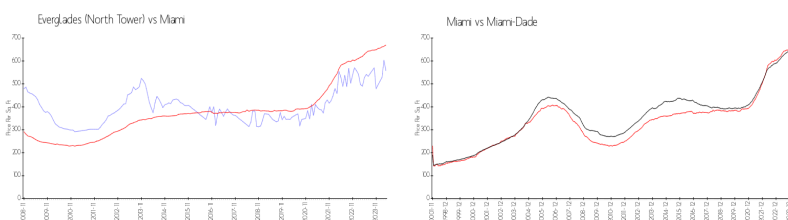
Building Information

Number of units:	411
Number of active listings for rent:	46
Number of active listings for sale:	16
Building inventory for sale:	3%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	6

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2108	1,006 sq ft	Apr 2024	\$535,000	\$532
3705	632 sq ft	Apr 2024	\$370,000	\$585
808	1,006 sq ft	Mar 2024	\$492,000	\$489
3202	1,203 sq ft	Feb 2024	\$740,000	\$615
649	978 sq ft	Feb 2024	\$400,000	\$409
3407	632 sq ft	Feb 2024	\$385,000	\$609
2708	1,006 sq ft	Feb 2024	\$540,000	\$537
4903	2,447 sq ft	Feb 2024	\$2,000,000	\$817

Market Information



Everglades (North Tower):	\$557/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Everglades (North Tower)	4%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Everglades (North Tower)	61 days
Miami	84 days
Miami-Dade	81 days



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