

# Unit 3208 - Everglades (South Tower)

3208 - 253 NE 2 St, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	F10426779
Status:	Active
Size:	1,203 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered Parking
View:	Bay
List Price:	\$620,000
List PPSF:	\$515
Valuated Price:	\$668,000
Valuated PPSF:	\$555

*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.*

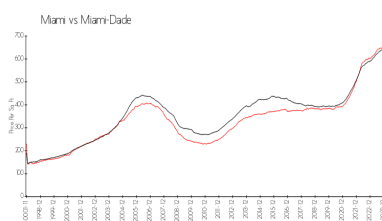
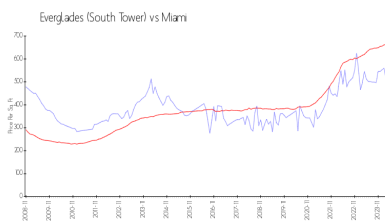
## Building Information

Number of units:	440
Number of active listings for rent:	45
Number of active listings for sale:	19
Building inventory for sale:	4%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
609	1,140 sq ft	Mar 2024	\$429,000	\$376
1510	929 sq ft	Mar 2024	\$500,000	\$538
4504	1,293 sq ft	Feb 2024	\$640,000	\$495
228	1,000 sq ft	Feb 2024	\$410,000	\$410
611	1,301 sq ft	Feb 2024	\$512,000	\$394

## Market Information



Everglades (South Tower):	\$499/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Everglades (South Tower)	79 days
Miami	84 days
Miami-Dade	81 days

