

# Unit 452 - Everglades (North Tower)

452 - 244 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11442706
Status:	Active
Size:	1,186 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	Other View
Rental Price:	\$3,600
List PPSF:	\$3
Valuated Price:	\$240,000
Valuated PPSF:	\$392

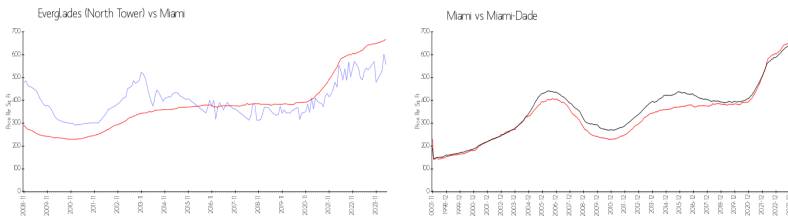


*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units:	411
Number of active listings for rent:	46
Number of active listings for sale:	14
Building inventory for sale:	3%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

## Market Information



Everglades (North Tower):	\$557/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Everglades (North Tower)	60 days
Miami	84 days
Miami-Dade	81 days