

Unit 609 - Nordica

609 - 2525 SW 3 Av, Miami, FL, Miami-Dade 33129

Unit Information

MLS Number: A11449716
 Status: Active
 Size: 1,041 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Street Parking,Valet Parking
 View:
 List Price: \$599,000
 List PPSF: \$575
 Valuated Price: \$529,000
 Valuated PPSF: \$508

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.



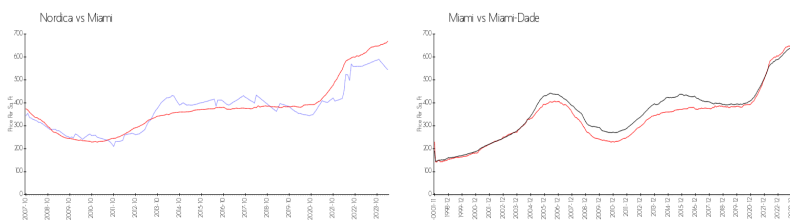
Building Information

Number of units: 128
 Number of active listings for rent: 2
 Number of active listings for sale: 7
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1605	694 sq ft	Nov 2023	\$403,000	\$581
808	1,059 sq ft	Jul 2023	\$595,000	\$562
PH-9	1,041 sq ft	Jun 2023	\$596,772	\$573
1003	821 sq ft	Jun 2023	\$386,000	\$470

Market Information



Nordica:	\$543/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Nordica: 5%
 Miami: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Nordica: 96 days
 Miami: 84 days
 Miami-Dade: 81 days