

# Unit 2606 - Everglades (South Tower)

2606 - 253 NE 2 St, Miami, FL, Miami-Dade 33132

## Unit Information

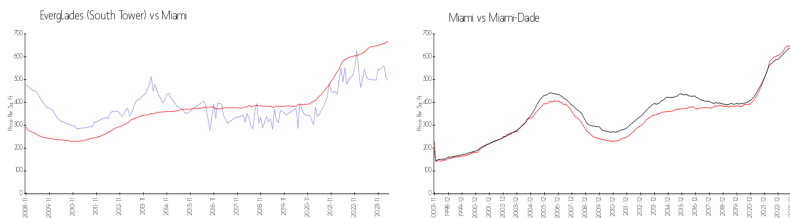
MLS Number: A11569114  
 Status: Active  
 Size: 806 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View: Other View  
 Rental Price: \$3,000  
 List PPSF: \$4  
 Valuated Price: \$400,000  
 Valuated PPSF: \$496

*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: 21  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 26  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 6

## Market Information



Everglades (South Tower):	\$497/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Everglades (South Tower) 5%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Everglades (South Tower) 80 days  
 Miami 84 days  
 Miami-Dade 81 days

