

# Unit 1103 - Everglades (South Tower)

1103 - 253 NE 2 St, Miami, FL, Miami-Dade 33132

## Unit Information

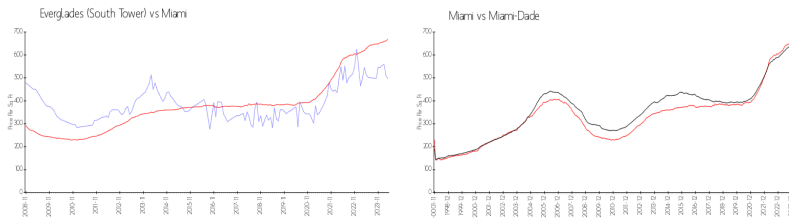
MLS Number:	F10433073
Status:	Pending
Size:	1,058 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Parking Garage,Street Parking
View:	
Rental Price:	\$3,700
List PPSF:	\$3
Valuated Price:	\$497,000
Valuated PPSF:	\$470

*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

