

# Unit PHI08 - Neo Lofts

PHI08 - 10 SW S River Dr, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11521717
Status:	Active
Size:	696 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$389,000
List PPSF:	\$559
Valuated Price:	\$383,000
Valuated PPSF:	\$550

*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:	199
Number of active listings for rent:	12
Number of active listings for sale:	9
Building inventory for sale:	4%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

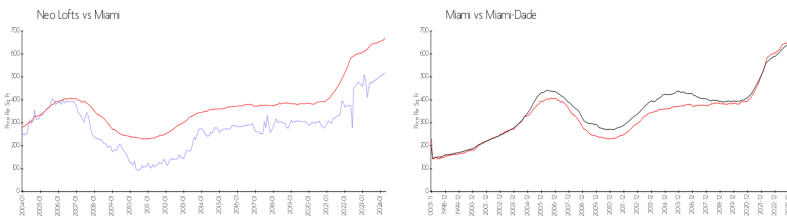
## Building Association Information

Neo Lofts Condominium Association, Inc  
(305) 324-6958 & (305) 324-6445

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
602	869 sq ft	May 2024	\$430,000	\$495
1708	696 sq ft	Apr 2024	\$375,000	\$539
1512	728 sq ft	Jan 2024	\$410,000	\$563
1207	704 sq ft	Aug 2023	\$375,000	\$533
1814	1,174 sq ft	Jun 2023	\$485,000	\$413
PHI07	1,376 sq ft	Jun 2023	\$820,000	\$596
703	1,073 sq ft	Jun 2023	\$450,000	\$419

## Market Information



Neo Lofts:	\$518/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Neo Lofts	5%
Miami	4%
Miami-Dade	3%



## **Avg. Time to Close Over Last 12 Months**

Neo Lofts	55 days
Miami	84 days
Miami-Dade	81 days