

Unit 1817 - Loft Downtown 2

1817 - 133 NE 2 Av, Miami, FL, Miami-Dade 33132



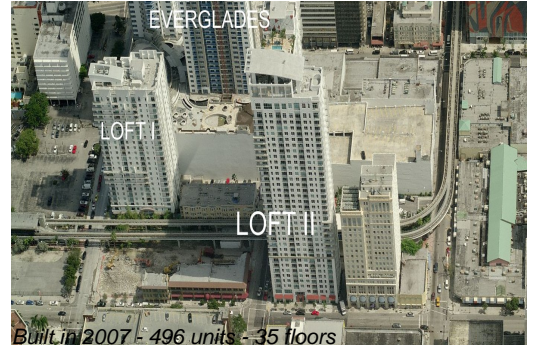
Unit Information

MLS Number: A11523726
 Status: Active
 Size: 651 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Other Parking
 View:
 List Price: \$375,000
 List PPSF: \$576
 Valuated Price: \$325,000
 Valuated PPSF: \$499

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: 496
 Number of active listings for rent: 34
 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: 14
 Number of sales over the last 3 months: 7



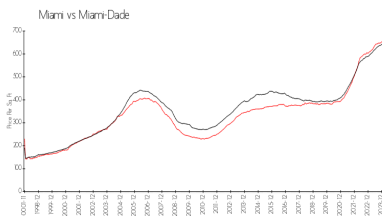
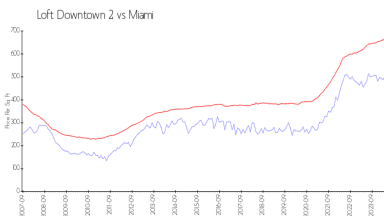
Building Association Information

The loft Downtown Condominium Association Inc
 (305) 704-7633

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2008	903 sq ft	Apr 2024	\$395,000	\$437
1413	1,153 sq ft	Apr 2024	\$510,000	\$442
208	735 sq ft	Apr 2024	\$350,000	\$476
2219	1,036 sq ft	Mar 2024	\$475,000	\$458
3109	662 sq ft	Mar 2024	\$369,000	\$557
1712	1,036 sq ft	Mar 2024	\$465,000	\$449
519	1,036 sq ft	Mar 2024	\$415,000	\$401

Market Information



Loft Downtown 2: \$505/sq. ft.
 Miami: \$669/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Loft Downtown 2: 4%
 Miami: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Loft Downtown 2	68 days
Miami	84 days
Miami-Dade	81 days