

Unit 2106 - Yotelpad

2106 - 227 NE 2 St, downtown, FL, Miami-Dade 33132

Unit Information

| | |
|-----------------|---------------|
| MLS Number: | A11530578 |
| Status: | Active |
| Size: | 647 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Valet Parking |
| View: | |
| List Price: | \$595,000 |
| List PPSF: | \$920 |
| Valuated Price: | \$531,000 |
| Valuated PPSF: | \$821 |

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: | 231 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 30 |
| Building inventory for sale: | 12% |
| Number of sales over the last 12 months: | 17 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 4 |

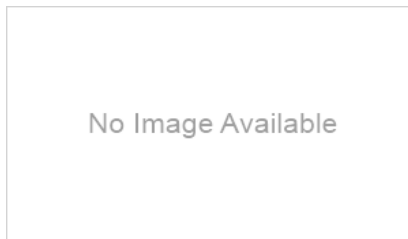
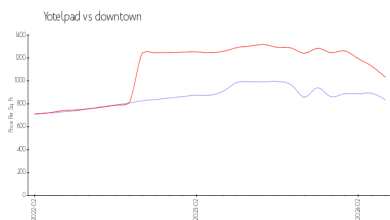
Building Association Information

YOTELPAD Miami
 Address: 227 NE 2nd St,
 Miami, FL 33132
 Phone: +1 786-785-5700

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 2700 | 597 sq ft | Mar 2024 | \$520,000 | \$871 |
| 1706 | 647 sq ft | Mar 2024 | \$580,000 | \$896 |
| 1510 | 446 sq ft | Feb 2024 | \$410,000 | \$919 |
| 1700 | 597 sq ft | Feb 2024 | \$500,000 | \$838 |
| 2003 | 521 sq ft | Jan 2024 | \$450,000 | \$864 |

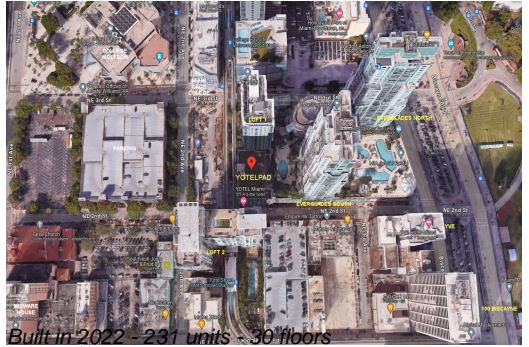
Market Information



| | | | |
|-----------|----------------|-------------|----------------|
| Yotelpad: | \$836/sq. ft. | downtown: | \$1033/sq. ft. |
| downtown: | \$1033/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|------------|-----|
| Yotelpad | 13% |
| downtown | 9% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|------------|---------|
| Yotelpad | 99 days |
| downtown | 97 days |
| Miami-Dade | 81 days |