

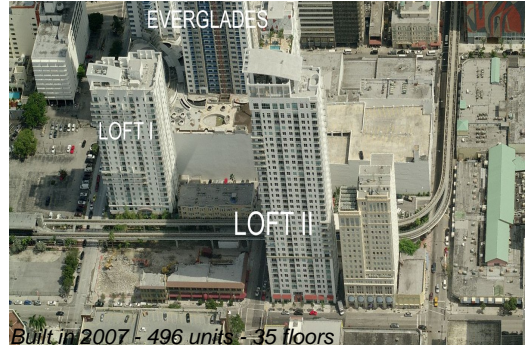
# Unit 2409 - Loft Downtown 2

2409 - 133 NE 2 Av, Miami, FL, Miami-Dade 33132

## Unit Information

|                 |                                  |
|-----------------|----------------------------------|
| MLS Number:     | A11532561                        |
| Status:         | Active                           |
| Size:           | 662 Sq ft.                       |
| Bedrooms:       | 1                                |
| Full Bathrooms: | 1                                |
| Half Bathrooms: |                                  |
| Parking Spaces: | 1 Space,Covered Parking,Detached |
| View:           |                                  |
| List Price:     | \$360,000                        |
| List PPSF:      | \$544                            |
| Valuated Price: | \$351,000                        |
| Valuated PPSF:  | \$530                            |

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   |

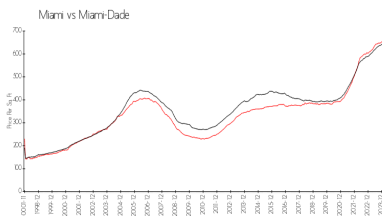
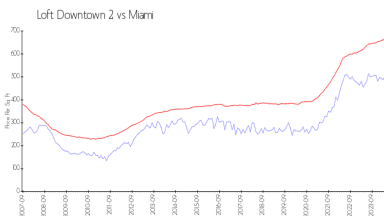
## Building Association Information

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:           | \$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 |