

# Unit 1709 - Neo Lofts

1709 - 10 SW S River Dr, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11535932  
 Status: Active  
 Size: 1,000 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Parking Garage  
 View: Ocean View,River,Water View  
 Rental Price: \$3,200  
 List PPSF: \$3  
 Valuated Price: \$567,000  
 Valuated PPSF: \$567

*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.*

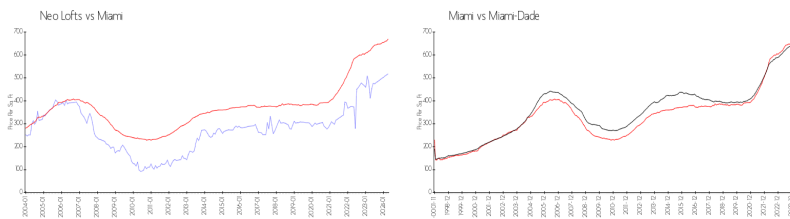
## Building Information

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: 9  
 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

## 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

