

Unit 2305 - Yotelpad

2305 - 227 NE 2 St, downtown, FL, Miami-Dade 33132

Unit Information

MLS Number: A11550528
 Status: Active
 Size: 516 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Valet Parking
 View:
 List Price: \$475,000
 List PPSF: \$921
 Valuated Price: \$432,000
 Valuated PPSF: \$837

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

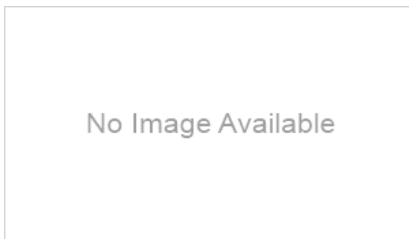
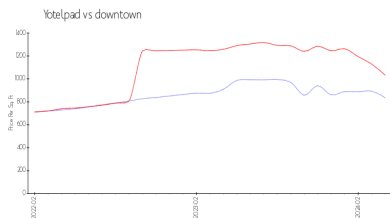
Building Association Information

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