

Unit 803 - Neo Lofts

803 - 10 SW S River Dr, Miami, FL, Miami-Dade 33130



Unit Information

MLS Number: A11562457
 Status: Active
 Size: 1,073 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking
 View:
 List Price: \$525,000
 List PPSF: \$489
 Valuated Price: \$545,000
 Valuated PPSF: \$508

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

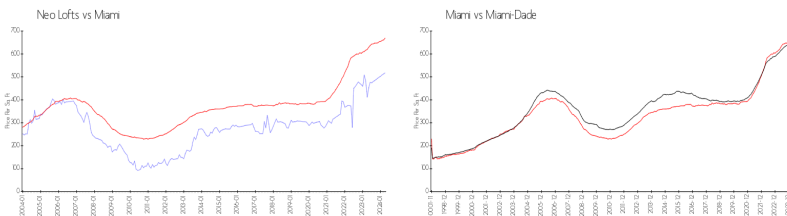
Building Association Information

Neo Lofts Condominium Association, Inc
 (305) 324-6958 & (305) 324-6445

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
602	869 sq ft	May 2024	\$430,000	\$495
1708	696 sq ft	Apr 2024	\$375,000	\$539
1512	728 sq ft	Jan 2024	\$410,000	\$563
1207	704 sq ft	Aug 2023	\$375,000	\$533
1814	1,174 sq ft	Jun 2023	\$485,000	\$413
PH1107	1,376 sq ft	Jun 2023	\$820,000	\$596
703	1,073 sq ft	Jun 2023	\$450,000	\$419

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