

Unit PHI08 - Neo Lofts

PHI08 - 10 SW S River Dr, Miami, FL, Miami-Dade 33130

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | A11521717 |
| Status: | Expired |
| Size: | 696 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 2 Or More Spaces |
| View: | |
| List Price: | \$389,000 |
| List PPSF: | \$559 |
| Valuated Price: | \$358,000 |
| Valuated PPSF: | \$514 |

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: | 8 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 7 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 2 |

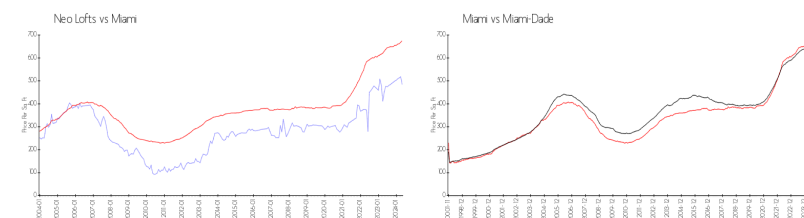
Building Association Information

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 |
| PHI07 | 1,376 sq ft | Jun 2023 | \$820,000 | \$596 |
| 703 | 1,073 sq ft | Jun 2023 | \$450,000 | \$419 |

Market Information



| | | | |
|------------|---------------|-------------|---------------|
| Neo Lofts: | \$485/sq. ft. | Miami: | \$675/sq. ft. |
| Miami: | \$675/sq. ft. | Miami-Dade: | \$703/sq. ft. |

Inventory for Sale

| | |
|------------|----|
| Neo Lofts | 4% |
| Miami | 4% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|------------|---------|
| Neo Lofts | 46 days |
| Miami | 83 days |
| Miami-Dade | 81 days |