

Unit 1809 - Loft Downtown 2

1809 - 133 NE 2 Av, Miami, FL, Miami-Dade 33132



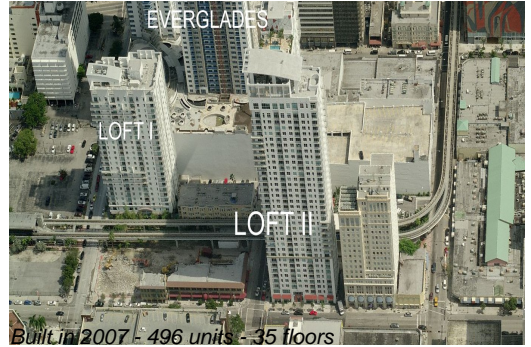
Unit Information

| | |
|-----------------|---------------|
| MLS Number: | A11561412 |
| Status: | Active |
| Size: | 662 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | Other Parking |
| View: | |
| List Price: | \$339,900 |
| List PPSF: | \$513 |
| Valuated Price: | \$331,000 |
| Valuated PPSF: | \$500 |

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 |



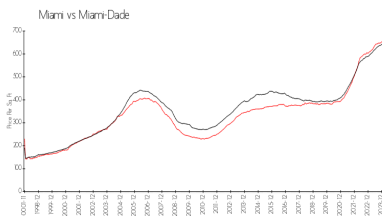
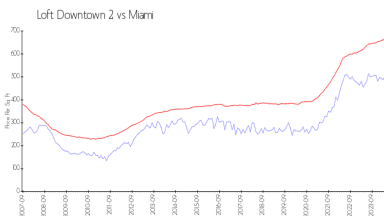
Building Association Information

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: | \$695/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 |