

Unit 2806 - Yotelpad

2806 - 227 NE 2 St, downtown, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11565415
Status:	Active
Size:	647 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	None, Valet Parking
View:	
List Price:	\$599,000
List PPSF:	\$926
Valuated Price:	\$569,000
Valuated PPSF:	\$879

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

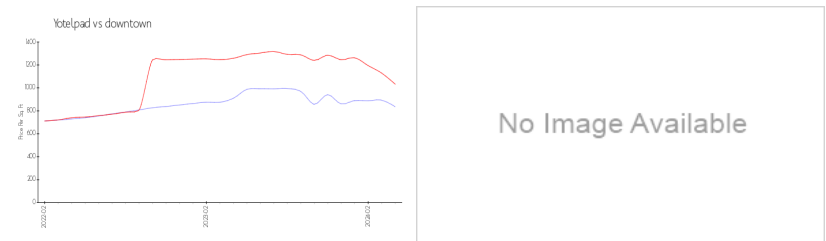
Building Association Information

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:	\$695/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