

Unit 1508 - Loft Downtown 1

1508 - 234 NE 3 St, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11562609
 Status: Active
 Size: 712 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking,Other Parking,Space Rented
 View:
 List Price: \$379,000
 List PPSF: \$532
 Valuated Price: \$325,000
 Valuated PPSF: \$456

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.



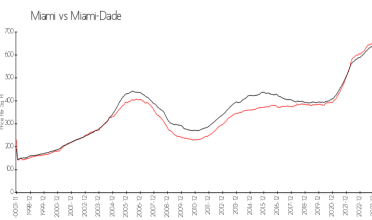
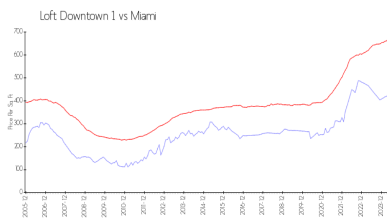
Building Information

Number of units: 194
 Number of active listings for rent: 14
 Number of active listings for sale: 7
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 2102 | 1,078 sq ft | Mar 2024 | \$500,000 | \$464 |
| 301 | 1,056 sq ft | Feb 2024 | \$455,000 | \$431 |
| 1002 | 1,078 sq ft | Jan 2024 | \$410,000 | \$380 |
| 809 | 625 sq ft | Dec 2023 | \$295,000 | \$472 |
| 1804 | 784 sq ft | Nov 2023 | \$340,000 | \$434 |

Market Information



| | | | |
|------------------|---------------|-------------|---------------|
| Loft Downtown 1: | \$425/sq. ft. | Miami: | \$669/sq. ft. |
| Miami: | \$669/sq. ft. | Miami-Dade: | \$695/sq. ft. |

Inventory for Sale

Loft Downtown 1: 4%
 Miami: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Loft Downtown 1: 52 days
 Miami: 84 days
 Miami-Dade: 81 days