

# Unit 2611 - Yotelpad

2611 - 227 NE 2 St, downtown, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11444464  
 Status: Active  
 Size: 446 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$438,000  
 List PPSF: \$982  
 Valuated Price: \$411,000  
 Valuated PPSF: \$922

*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: 33  
 Building inventory for sale: 14%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 4

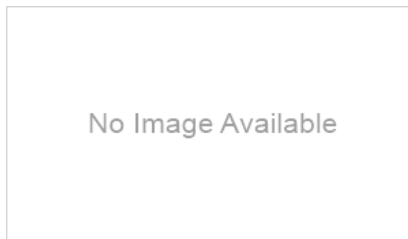
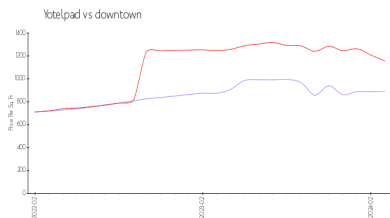
## Building Association Information

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: \$893/sq. ft.  
 downtown: \$1156/sq. ft.  
 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Yotelpad 14%  
 downtown 9%  
 Miami-Dade 3%



## **Avg. Time to Close Over Last 12 Months**

Yotelpad	102 days
downtown	100 days
Miami-Dade	81 days