

Unit 1406 - Neo Lofts

1406 - 10 SW S River Dr, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11446332
Status:	Active
Size:	1,009 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$490,000
List PPSF:	\$486
Valuated Price:	\$555,000
Valuated PPSF:	\$550

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:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

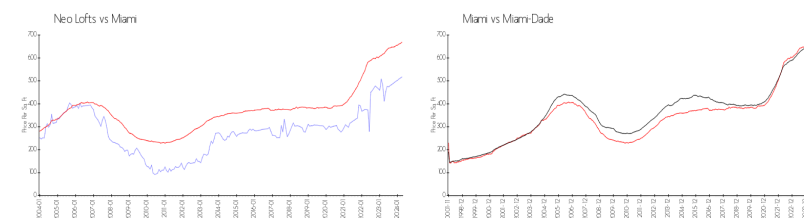
Building Association Information

Neo Lofts Condominium Association, Inc
(305) 324-6958 & (305) 324-6445

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
PH1107	1,376 sq ft	Jun 2023	\$820,000	\$596
703	1,073 sq ft	Jun 2023	\$450,000	\$419

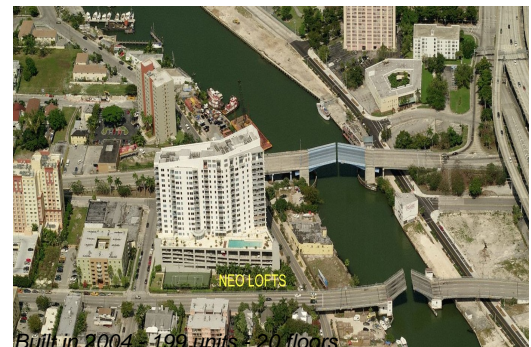
Market Information



Neo Lofts:	\$518/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

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



Built in 2004 - 199 units - 20 floors

Avg. Time to Close Over Last 12 Months

Neo Lofts	56 days
Miami	84 days
Miami-Dade	81 days