

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: \$497,000
 Valuated PPSF: \$493

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

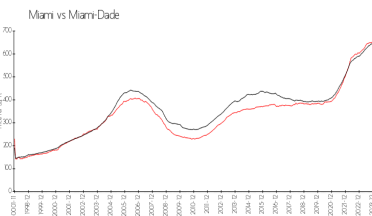
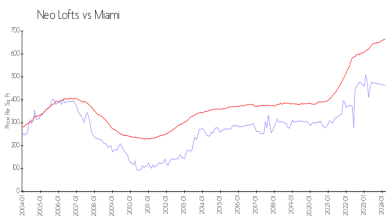
Building Association Information

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

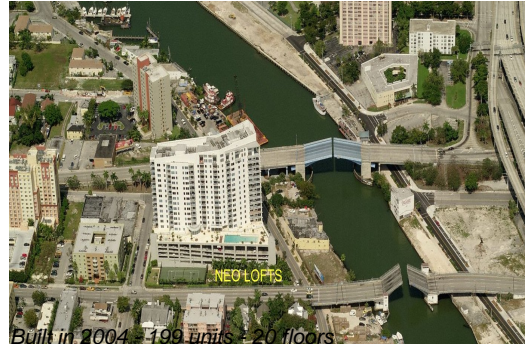
Market Information



Neo Lofts: \$463/sq. ft.
 Miami: \$665/sq. ft.
 Miami-Dade: \$703/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

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