

Unit 406 (A-6) - Highland Park Lofts

406 (A-6) - 1350 NW 8 Ct, Edgewater, FL, Miami-Dade 33136

Unit Information

| | |
|-----------------|------------------------------------------|
| MLS Number: | A11447585 |
| Status: | Active |
| Size: | 797 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View: | |
| List Price: | \$230,000 |
| List PPSF: | \$289 |
| Valuated Price: | \$240,000 |
| Valuated PPSF: | \$301 |

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: | 48 |
| Number of active listings for rent: | 1 |
| Number of active listings for sale: | 2 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 2 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 0 |

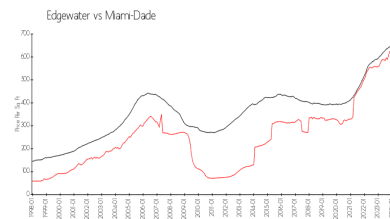
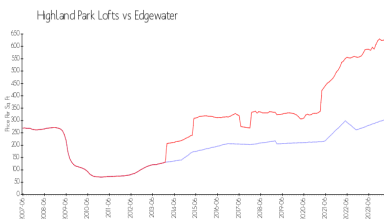
Building Association Information

Highland Park Lofts Condominium Association, Inc
 1350 NW 8th Ct, Miami, FL 33136
 (305) 326-9189

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| C-3 | 557 sq ft | Dec 2023 | \$190,000 | \$341 |
| B2-3 | 737 sq ft | Oct 2023 | \$205,000 | \$278 |

Market Information



Highland Park Lofts: \$304/sq. ft.
 Edgewater: \$629/sq. ft.

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 Miami-Dade: \$703/sq. ft.

Inventory for Sale

| | |
|---------------------|----|
| Highland Park Lofts | 4% |
| Edgewater | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------------|---------|
| Highland Park Lofts | 17 days |
|---------------------|---------|



Edgewater
Miami-Dade

89 days
81 days