

# 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

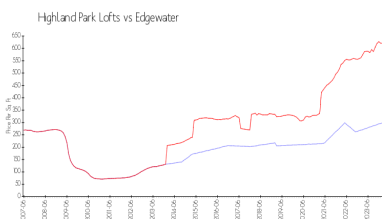
## Building Association Information

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

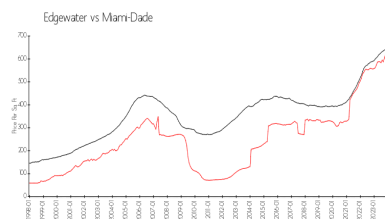
## Recent Sales

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: \$576/sq. ft.



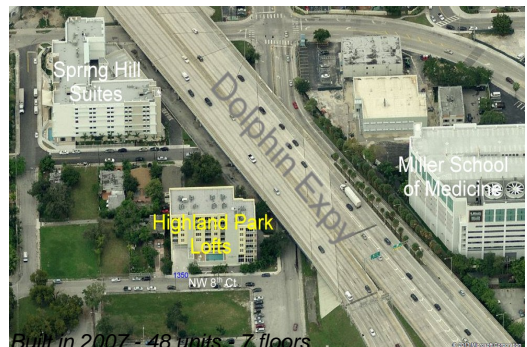
Edgewater: \$576/sq. ft.  
Miami-Dade: \$698/sq. ft.

## 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
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Edgewater  
Miami-Dade

90 days  
81 days