

# Unit PHII08 - Neo Lofts

PHII08 - 10 SW S River Dr, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11459909
Status:	Active
Size:	1,418 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$799,999
List PPSF:	\$564
Valuated Price:	\$829,000
Valuated PPSF:	\$585

*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

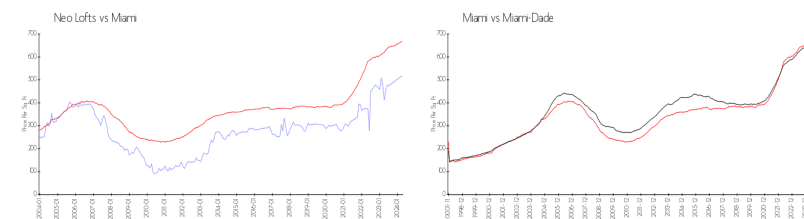
## Building Association Information

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
PHII07	1,376 sq ft	Jun 2023	\$820,000	\$596
703	1,073 sq ft	Jun 2023	\$450,000	\$419

## Market Information

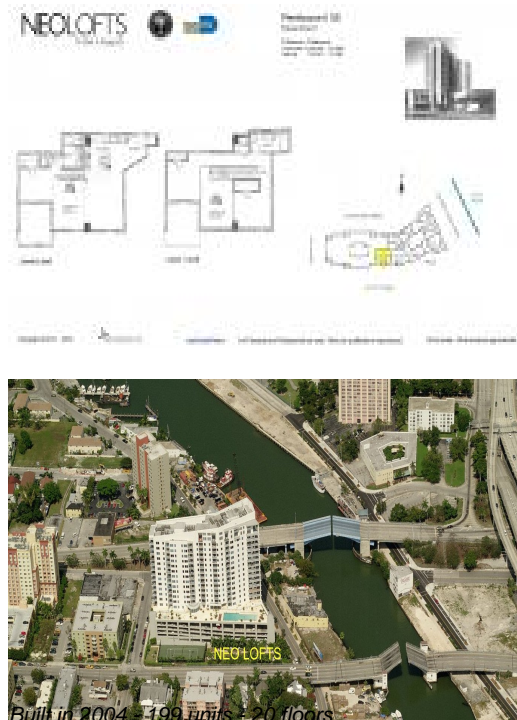


Neo Lofts:	\$518/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



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