

# Unit 1606 - Neo Lofts

1606 - 10 SW S River Dr, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11468885  
 Status: Active  
 Size: 1,009 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking  
 View:  
 List Price: \$495,000  
 List PPSF: \$491  
 Valuated Price: \$507,000  
 Valuated PPSF: \$502

*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

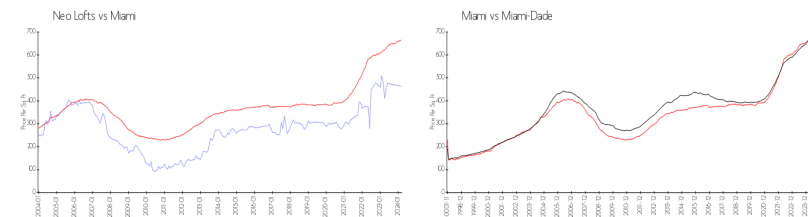
## Building Association Information

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: \$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  
Miami  
Miami-Dade

56 days  
84 days  
81 days