

# Unit 1604 - Loft Downtown 2

1604 - 133 NE 2 Av, Miami, FL, Miami-Dade 33132



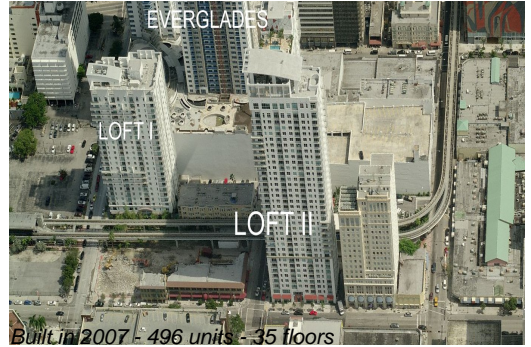
## Unit Information

MLS Number: A11506890  
 Status: Active  
 Size: 665 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Other Parking,Space Rented  
 View:  
 List Price: \$364,000  
 List PPSF: \$547  
 Valuated Price: \$388,000  
 Valuated PPSF: \$583

*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: 496  
 Number of active listings for rent: 34  
 Number of active listings for sale: 21  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 26  
 Number of sales over the last 6 months: 14  
 Number of sales over the last 3 months: 7



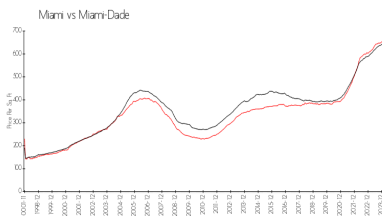
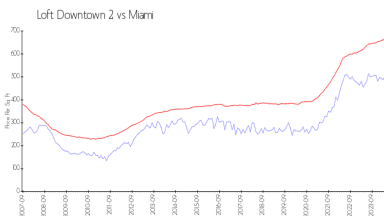
## Building Association Information

The loft Downtown Condominium Association Inc  
 (305) 704-7633

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2008	903 sq ft	Apr 2024	\$395,000	\$437
1413	1,153 sq ft	Apr 2024	\$510,000	\$442
208	735 sq ft	Apr 2024	\$350,000	\$476
2219	1,036 sq ft	Mar 2024	\$475,000	\$458
3109	662 sq ft	Mar 2024	\$369,000	\$557
1712	1,036 sq ft	Mar 2024	\$465,000	\$449
519	1,036 sq ft	Mar 2024	\$415,000	\$401

## Market Information



Loft Downtown 2: \$505/sq. ft.  
 Miami: \$669/sq. ft.  
 Miami-Dade: \$695/sq. ft.

## Inventory for Sale

Loft Downtown 2: 4%  
 Miami: 4%  
 Miami-Dade: 3%

## **Avg. Time to Close Over Last 12 Months**

Loft Downtown 2	68 days
Miami	84 days
Miami-Dade	81 days