

Unit 1103 - Loft Downtown 1

1103 - 234 NE 3 St, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11524843
Status:	Active
Size:	685 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	None
View:	
List Price:	\$380,000
List PPSF:	\$555
Valuated Price:	\$304,000
Valuated PPSF:	\$444

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.

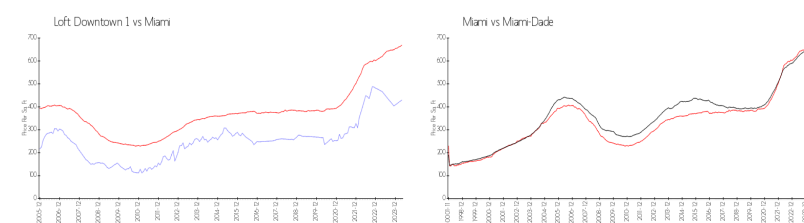
Building Information

Number of units:	194
Number of active listings for rent:	14
Number of active listings for sale:	8
Building inventory for sale:	4%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2102	1,078 sq ft	Mar 2024	\$500,000	\$464
301	1,056 sq ft	Feb 2024	\$455,000	\$431
1002	1,078 sq ft	Jan 2024	\$410,000	\$380
809	625 sq ft	Dec 2023	\$295,000	\$472
1804	784 sq ft	Nov 2023	\$340,000	\$434

Market Information



Loft Downtown 1:	\$430/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Loft Downtown 1	4%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Loft Downtown 1	66 days
Miami	84 days
Miami-Dade	81 days

