

# Unit 1107 - Neo Lofts

1107 - 10 SW S River Dr, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11529050  
 Status: Active  
 Size: 704 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$374,990  
 List PPSF: \$533  
 Valuated Price: \$320,000  
 Valuated PPSF: \$455

*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

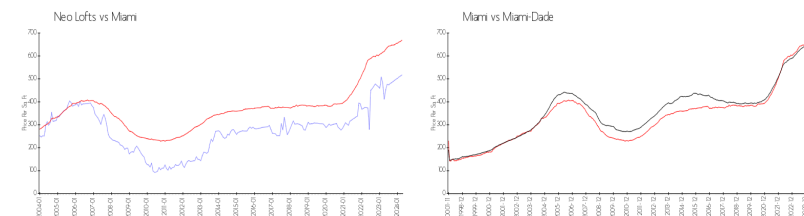
## Building Association Information

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

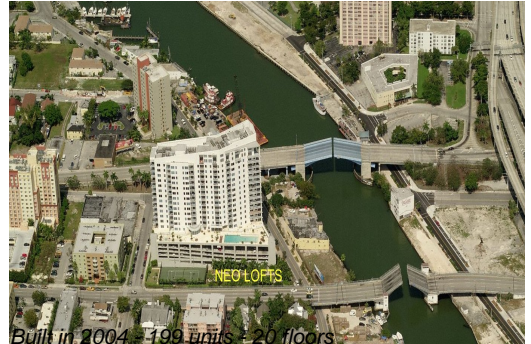
## Market Information



Neo Lofts:	\$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