

# Unit 1709 - Neo Lofts

1709 - 10 SW S River Dr, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11535932
Status:	Active
Size:	1,000 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Parking Garage
View:	Ocean View,River,Water View
Rental Price:	\$3,200
List PPSF:	\$3
Valuated Price:	\$567,000
Valuated PPSF:	\$567

*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.*

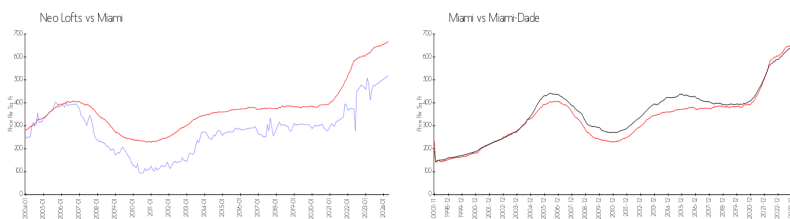
## Building Information

Number of units:	199
Number of active listings for rent:	12
Number of active listings for sale:	9
Building inventory for sale:	4%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Building Association Information

Neo Lofts Condominium Association, Inc  
(305) 324-6958 & (305) 324-6445

## Market Information



Neo Lofts:	\$518/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Neo Lofts	5%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Neo Lofts	55 days
Miami	84 days
Miami-Dade	81 days



Built in 2004 - 199 units - 20 floors