

# Unit 806 - Loft Downtown 1

806 - 234 NE 3 St, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11540115
Status:	Active
Size:	738 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Covered Parking,Space Rented,Street Parking
View:	
List Price:	\$345,900
List PPSF:	\$469
Valuated Price:	\$309,000
Valuated PPSF:	\$419

*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.*

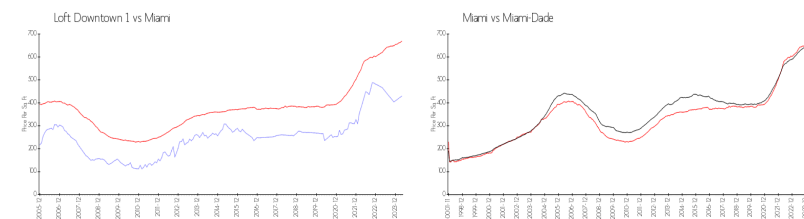
## Building Information

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.

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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

