

# Unit 1411 - Loft Downtown 2

1411 - 133 NE 2 Av, Miami, FL, Miami-Dade 33132



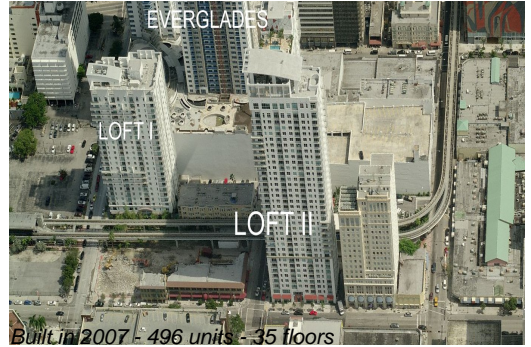
## Unit Information

MLS Number:	A11544100
Status:	Active
Size:	651 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Detached
View:	
List Price:	\$375,000
List PPSF:	\$576
Valuated Price:	\$331,000
Valuated PPSF:	\$508

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:	18
Building inventory for sale:	3%
Number of sales over the last 12 months:	28
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	7



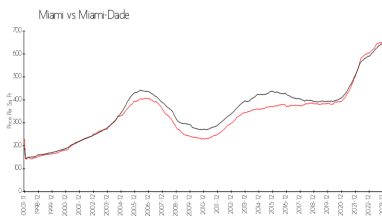
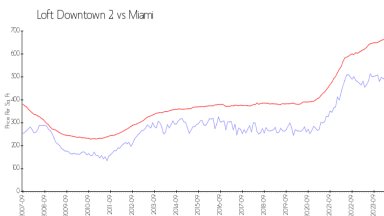
## Building Association Information

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:	\$488/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/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	65 days
Miami	84 days
Miami-Dade	81 days