

Unit 1811 - Loft Downtown 2

1811 - 133 NE 2 Av, Miami, FL, Miami-Dade 33132

Unit Information

| | |
|-----------------|----------------------|
| MLS Number: | A11544598 |
| Status: | Active |
| Size: | 651 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Space Rented |
| View: | |
| List Price: | \$360,000 |
| List PPSF: | \$553 |
| Valuated Price: | \$356,000 |
| Valuated PPSF: | \$547 |

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 |

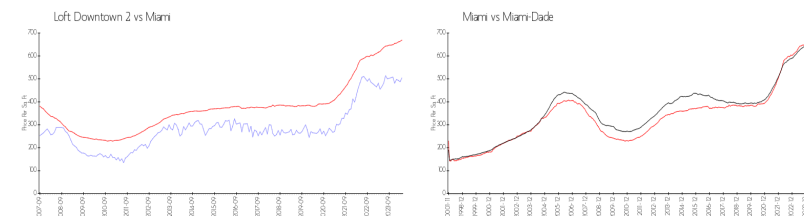
Building Association Information

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

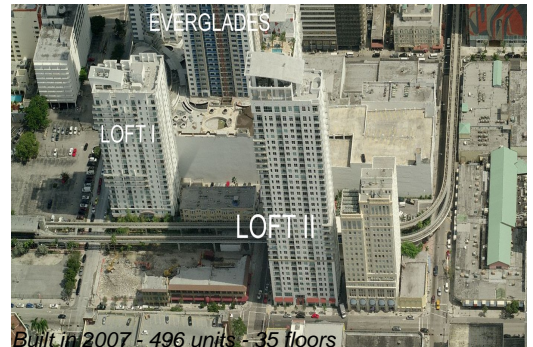


Loft Downtown 2: \$505/sq. ft.
Miami: \$669/sq. ft.

Miami: \$669/sq. ft.
Miami-Dade: \$698/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 | 66 days |
| Miami | 84 days |
| Miami-Dade | 81 days |