

# Unit 2204 - Loft Downtown 1

2204 - 234 NE 3 St, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11563398  
 Status: Active  
 Size: 784 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$2,650  
 List PPSF: \$3  
 Valuated Price: \$377,000  
 Valuated PPSF: \$481

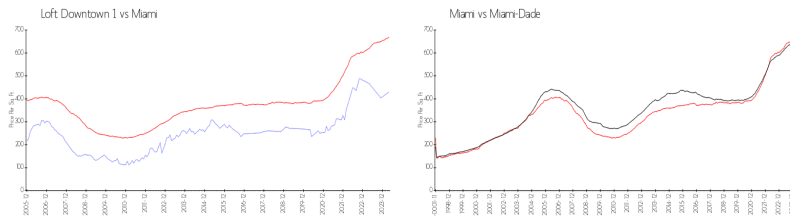
*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*



## 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

## Market Information



Loft Downtown 1:	\$430/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	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