

# Unit 2204 - Loft Downtown 1

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

## Unit Information

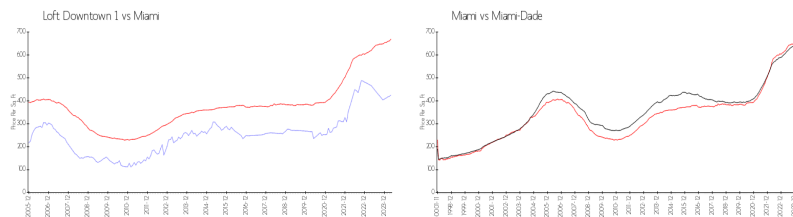
|                 |            |
|-----------------|------------|
| MLS Number:     | A11563398  |
| Status:         | Active     |
| Size:           | 784 Sq ft. |
| Bedrooms:       | 1          |
| Full Bathrooms: | 1          |
| Half Bathrooms: |            |
| Parking Spaces: |            |
| View:           |            |
| Rental Price:   | \$2,650    |
| List PPSF:      | \$3        |
| Valuated Price: | \$372,000  |
| Valuated PPSF:  | \$474      |

*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:      | 7   |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 2   |

## Market Information



|                  |               |             |               |
|------------------|---------------|-------------|---------------|
| Loft Downtown 1: | \$425/sq. ft. | Miami:      | \$669/sq. ft. |
| Miami:           | \$669/sq. ft. | Miami-Dade: | \$694/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 | 52 days |
| Miami           | 84 days |
| Miami-Dade      | 81 days |

