

# Unit 2204 - Loft Downtown 1

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

## Unit Information

MLS Number: A11572827  
 Status: Active  
 Size: 784 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Other Parking,Space Rented  
 View:  
 List Price: \$380,000  
 List PPSF: \$485  
 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.*

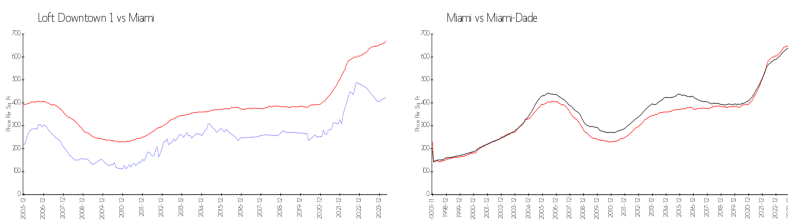
## Building Information

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

## 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:	\$425/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$695/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

