

Unit 1607 - Loft Downtown 1

1607 - 234 NE 3 St, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11573625
 Status: Active Under Contract
 Size: 1,185 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: None
 View:
 List Price: \$480,000
 List PPSF: \$405
 Valuated Price: \$383,000
 Valuated PPSF: \$323

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.

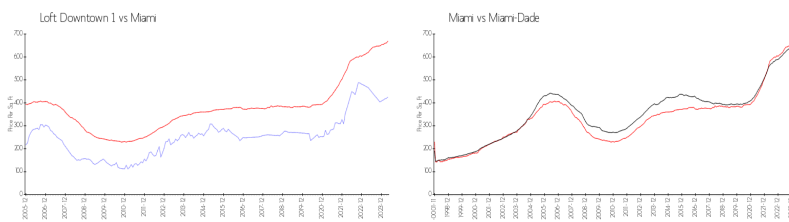
Building Information

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

