

# Unit 301 - Montclair Lofts

301 - 1700 Meridian Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

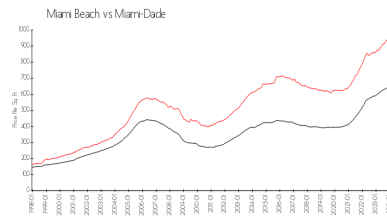
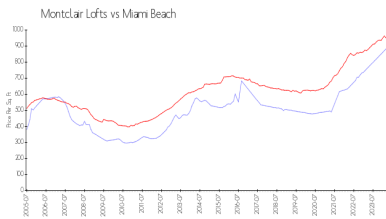
MLS Number: A11577213  
 Status: Active  
 Size: 1,014 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking,Covered Parking  
 View:  
 Rental Price: \$4,300  
 List PPSF: \$4  
 Valuated Price: \$984,000  
 Valuated PPSF: \$970

*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: 41  
 Number of active listings for rent: 5  
 Number of active listings for sale: 2  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 0  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Market Information



|                  |               |              |               |
|------------------|---------------|--------------|---------------|
| Montclair Lofts: | \$902/sq. ft. | Miami Beach: | \$970/sq. ft. |
| Miami Beach:     | \$970/sq. ft. | Miami-Dade:  | \$705/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Montclair Lofts | 5% |
| Miami Beach     | 4% |
| Miami-Dade      | 3% |

## Avg. Time to Close Over Last 12 Months

|                 |         |
|-----------------|---------|
| Montclair Lofts | n/a     |
| Miami Beach     | 97 days |
| Miami-Dade      | 82 days |

