

Unit 1407 - Neo Lofts

1407 - 10 SW S River Dr, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11583770
 Status: Active
 Size: 704 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$370,000
 List PPSF: \$526
 Valuated Price: \$299,000
 Valuated PPSF: \$425

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: 199
 Number of active listings for rent: 12
 Number of active listings for sale: 13
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

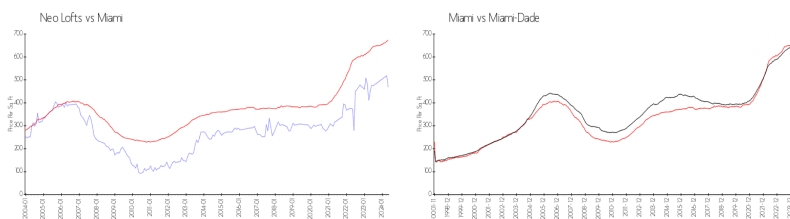
Building Association Information

Neo Lofts Condominium Association, Inc
 (305) 324-6958 & (305) 324-6445

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
602	869 sq ft	May 2024	\$430,000	\$495
1708	696 sq ft	Apr 2024	\$375,000	\$539
1512	728 sq ft	Jan 2024	\$410,000	\$563
1207	704 sq ft	Aug 2023	\$375,000	\$533

Market Information



Neo Lofts: \$470/sq. ft. Miami: \$673/sq. ft.
 Miami: \$673/sq. ft. Miami-Dade: \$705/sq. ft.

Inventory for Sale

Neo Lofts: 7%
 Miami: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months



Neo Lofts
Miami
Miami-Dade

25 days
83 days
82 days