

Unit 2417 - Loft Downtown 2

2417 - 133 NE 2 Av, Miami, FL, Miami-Dade 33132



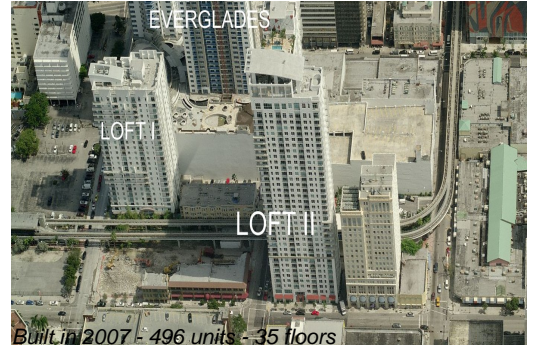
Unit Information

MLS Number:	A11589686
Status:	Active
Size:	651 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space, Other Parking
View:	
List Price:	\$369,000
List PPSF:	\$567
Valuated Price:	\$314,000
Valuated PPSF:	\$482

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:	496
Number of active listings for rent:	34
Number of active listings for sale:	21
Building inventory for sale:	4%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4



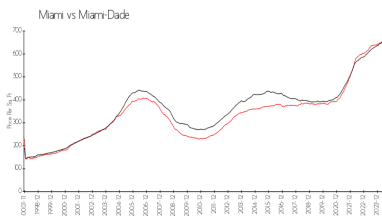
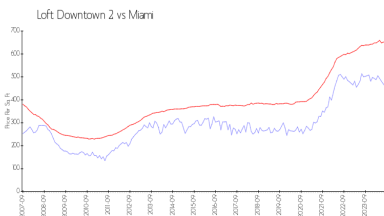
Building Association Information

The loft Downtown Condominium Association Inc
(305) 704-7633

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1819	1,036 sq ft	Aug 2024	\$460,000	\$444
3619	1,036 sq ft	Jun 2024	\$493,000	\$476
2012	1,036 sq ft	Jun 2024	\$470,000	\$454
2409	662 sq ft	Jun 2024	\$365,000	\$551
2008	903 sq ft	Apr 2024	\$395,000	\$437
1413	1,153 sq ft	Apr 2024	\$510,000	\$442
208	735 sq ft	Apr 2024	\$350,000	\$476

Market Information



Loft Downtown 2:	\$460/sq. ft.	Miami:	\$650/sq. ft.
Miami:	\$650/sq. ft.	Miami-Dade:	\$697/sq. ft.

Inventory for Sale

Loft Downtown 2	4%
Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Loft Downtown 2	81 days
Miami	84 days
Miami-Dade	84 days