

Unit 1709 - Neo Lofts

1709 - 10 SW S River Dr, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11598760
Status:	Rented
Size:	1,000 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Parking Garage
View:	Bay,River,Water View
Rental Price:	\$3,200
List PPSF:	\$3
Valuated Price:	\$489,000
Valuated PPSF:	\$489

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.

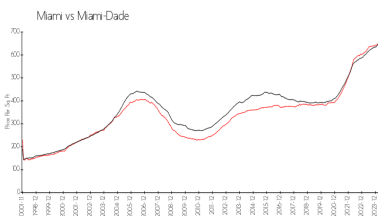
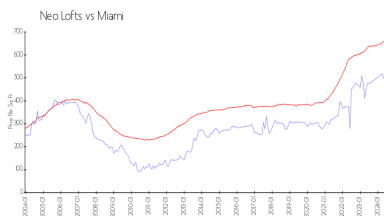
Building Information

Number of units:	199
Number of active listings for rent:	12
Number of active listings for sale:	9
Building inventory for sale:	4%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

Building Association Information

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

Market Information



Neo Lofts:	\$446/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Neo Lofts	5%
Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Neo Lofts	31 days
Miami	85 days
Miami-Dade	85 days



Built in 2004 - 199 units - 20 floors