

Unit PHI11 - Neo Lofts

PHI11 - 10 SW S River Dr, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11599454
Status:	Active
Size:	1,010 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Spaces,Covered Parking,Valet Parking
View:	Other View,River,Water View
Rental Price:	\$3,500
List PPSF:	\$3
Valuated Price:	\$504,000
Valuated PPSF:	\$499

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.

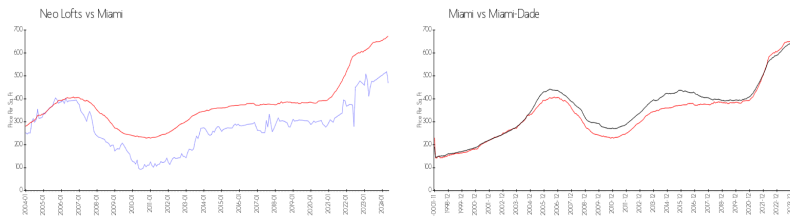
Building Information

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

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	27 days
Miami	83 days
Miami-Dade	81 days

