

Unit 2504 - Yotelpad

2504 - 227 NE 2 St, downtown, FL, Miami-Dade 33132

Unit Information

| | |
|-----------------|---------------|
| MLS Number: | A11601266 |
| Status: | Active |
| Size: | 515 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | Valet Parking |
| View: | |
| List Price: | \$500,000 |
| List PPSF: | \$971 |
| Valuated Price: | \$473,000 |
| Valuated PPSF: | \$918 |

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: | 231 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 26 |
| Building inventory for sale: | 11% |
| Number of sales over the last 12 months: | 18 |
| Number of sales over the last 6 months: | 10 |
| Number of sales over the last 3 months: | 3 |

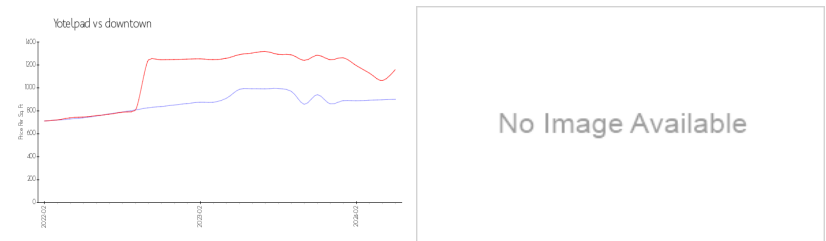
Building Association Information

YOTELPAD Miami
 Address: 227 NE 2nd St,
 Miami, FL 33132
 Phone: +1 786-785-5700

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 2201 | 455 sq ft | Jun 2024 | \$420,000 | \$923 |
| 1507 | 386 sq ft | May 2024 | \$355,000 | \$920 |
| 2010 | 446 sq ft | May 2024 | \$390,000 | \$874 |
| 2700 | 597 sq ft | Mar 2024 | \$520,000 | \$871 |
| 1706 | 647 sq ft | Mar 2024 | \$580,000 | \$896 |

Market Information



| | | | |
|-----------|----------------|-------------|----------------|
| Yotelpad: | \$900/sq. ft. | downtown: | \$1161/sq. ft. |
| downtown: | \$1161/sq. ft. | Miami-Dade: | \$705/sq. ft. |

Inventory for Sale

| | |
|------------|-----|
| Yotelpad | 11% |
| downtown | 9% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|------------|----------|
| Yotelpad | 100 days |
| downtown | 98 days |
| Miami-Dade | 82 days |