

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:	\$467,000
List PPSF:	\$907
Valuated Price:	\$459,000
Valuated PPSF:	\$891

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:	35
Building inventory for sale:	15%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

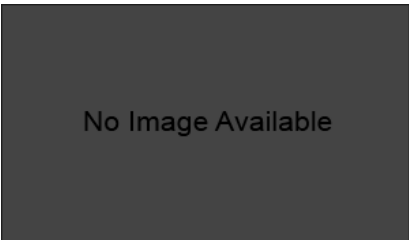
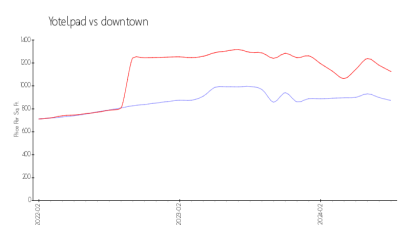
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1508	393 sq ft	Aug 2024	\$385,000	\$980
3011	446 sq ft	Jul 2024	\$39,000	\$87
2106	647 sq ft	Jul 2024	\$570,000	\$881
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

Market Information



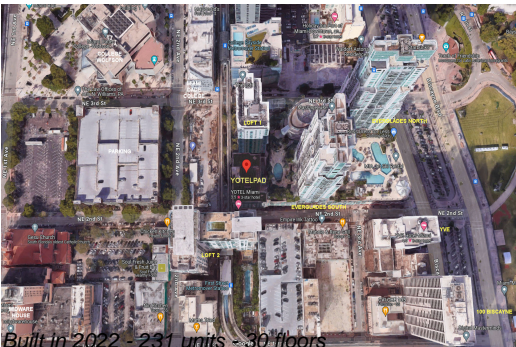
Yotelpad:	\$873/sq. ft.	downtown:	\$1125/sq. ft.
downtown:	\$1125/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Yotelpad	15%
downtown	11%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Yotelpad	125 days
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downtown
Miami-Dade

118 days
85 days