

# Unit PH1104 - Neo Lofts

PH1104 - 10 SW S River Dr, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11602342
Status:	Active
Size:	1,433 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking
View:	
List Price:	\$749,000
List PPSF:	\$523
Valuated Price:	\$836,000
Valuated PPSF:	\$583

*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:	12
Building inventory for sale:	6%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

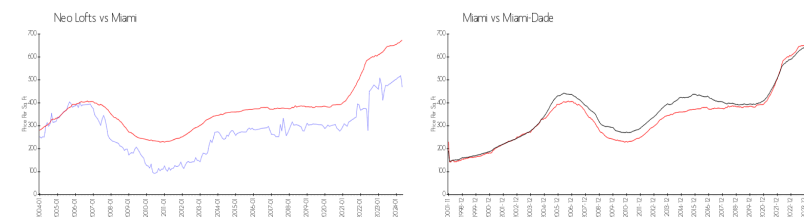
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
602	869 sq ft	May 2024	\$430,000	\$495
1708	696 sq ft	Apr 2024	\$375,000	\$539
1512	728 sq ft	Jan 2024	\$410,000	\$563
1207	704 sq ft	Aug 2023	\$375,000	\$533

## 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	6%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Neo Lofts	25 days
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Miami  
Miami-Dade

83 days  
82 days