

Unit 1608 - Loft Downtown 2

1608 - 133 NE 2 Av, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11603649
Status:	Active
Size:	903 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Covered Parking,Fee Simple Garage
View:	
List Price:	\$410,000
List PPSF:	\$454
Valuated Price:	\$413,000
Valuated PPSF:	\$457

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:	496
Number of active listings for rent:	34
Number of active listings for sale:	21
Building inventory for sale:	4%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

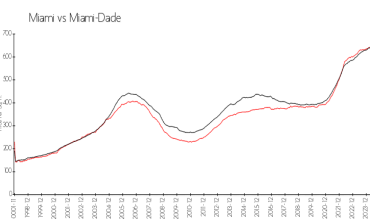
Building Association Information

The loft Downtown Condominium Association Inc
(305) 704-7633

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2903	646 sq ft	Nov 2024	\$340,000	\$526
3019	1,036 sq ft	Sep 2024	\$499,999	\$483
3402	1,041 sq ft	Sep 2024	\$535,000	\$514
1819	1,036 sq ft	Aug 2024	\$460,000	\$444
3619	1,036 sq ft	Jun 2024	\$493,000	\$476
2012	1,036 sq ft	Jun 2024	\$470,000	\$454
2409	662 sq ft	Jun 2024	\$365,000	\$551

Market Information



Loft Downtown 2:	\$486/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Loft Downtown 2	4%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Loft Downtown 2	73 days
Miami	86 days

