

# Unit 1715 - Neo Lofts

1715 - 10 SW S River Dr, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11603911
Status:	Active
Size:	925 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$450,000
List PPSF:	\$486
Valuated Price:	\$384,000
Valuated PPSF:	\$415

*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:	9
Building inventory for sale:	4%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

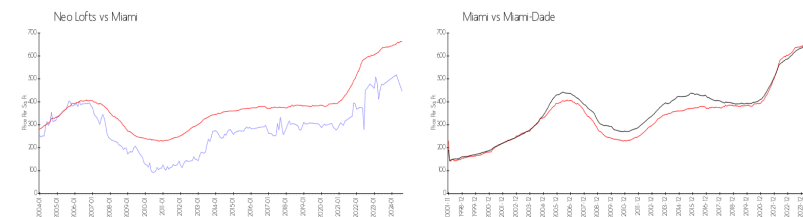
## Building Association Information

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

## Market Information



Neo Lofts:	\$446/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Neo Lofts	5%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Neo Lofts	31 days
Miami	85 days
Miami-Dade	85 days



Built in 2004 - 199 units - 20 floors