

# Unit 2305 - Yotelpad

2305 - 227 NE 2 St, downtown, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11610219
Status:	Active
Size:	516 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	None, Valet Parking
View:	
List Price:	\$475,000
List PPSF:	\$921
Valuated Price:	\$481,000
Valuated PPSF:	\$932

*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:	27
Building inventory for sale:	11%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

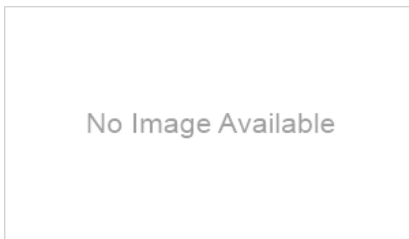
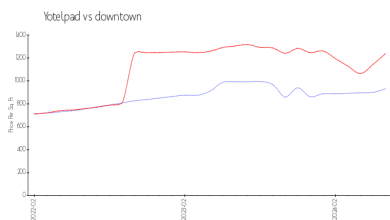
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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:	\$931/sq. ft.	downtown:	\$1239/sq. ft.
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## Inventory for Sale

Yotelpad	12%
downtown	10%
Miami-Dade	3%



## **Avg. Time to Close Over Last 12 Months**

Yotelpad	111 days
downtown	106 days
Miami-Dade	83 days