

# Unit 2902 - Yotelpad

2902 - 227 NE 2 St, downtown, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11617152  
 Status: Active  
 Size: 599 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$585,000  
 List PPSF: \$977  
 Valuated Price: \$541,000  
 Valuated PPSF: \$903

*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: 32  
 Building inventory for sale: 13%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 4

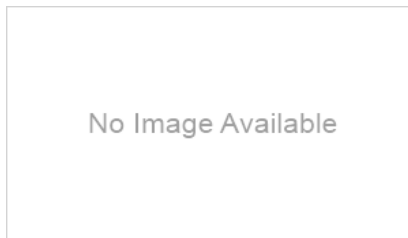
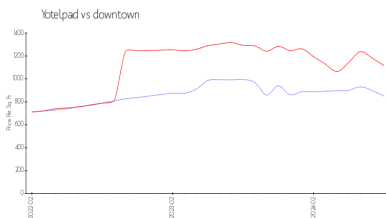
## Building Association Information

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: \$850/sq. ft.      downtown: \$1116/sq. ft.  
 downtown: \$1116/sq. ft.      Miami-Dade: \$697/sq. ft.

## Inventory for Sale

Yotelpad 14%  
 downtown 11%  
 Miami-Dade 4%



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

Yotelpad	118 days
downtown	112 days
Miami-Dade	84 days