

# Unit 604 - Loft Downtown 1

604 - 234 NE 3 St, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11650063  
 Status: Active  
 Size: 784 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$357,000  
 List PPSF: \$455  
 Valuated Price: \$363,000  
 Valuated PPSF: \$463

*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.*

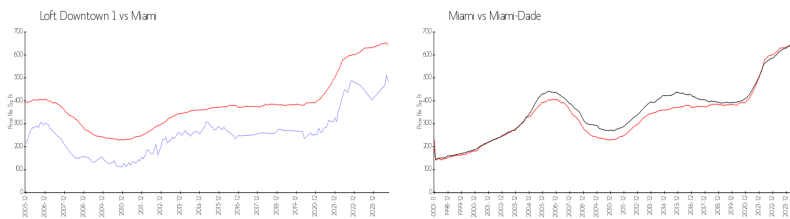
## Building Information

Number of units: 194  
 Number of active listings for rent: 14  
 Number of active listings for sale: 9  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2202	1,078 sq ft	Sep 2024	\$480,000	\$445
1607	1,185 sq ft	Aug 2024	\$460,000	\$388
1403	685 sq ft	Jul 2024	\$315,000	\$460
2204	784 sq ft	Jun 2024	\$360,000	\$459
2102	1,078 sq ft	Mar 2024	\$500,000	\$464

## Market Information



Loft Downtown 1: \$485/sq. ft.      Miami: \$642/sq. ft.  
 Miami: \$642/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Loft Downtown 1: 5%  
 Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Loft Downtown 1: 37 days  
 Miami: 87 days  
 Miami-Dade: 86 days

