

Unit 1808 - Loft Downtown 2

1808 - 133 NE 2 Av, Miami, FL, Miami-Dade 33132



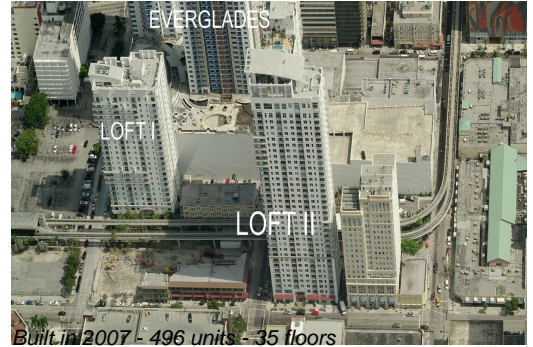
Unit Information

MLS Number:	A11654096
Status:	Active
Size:	903 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Other Parking
View:	
List Price:	\$415,000
List PPSF:	\$460
Valuated Price:	\$397,000
Valuated PPSF:	\$440

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:	26
Building inventory for sale:	5%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4



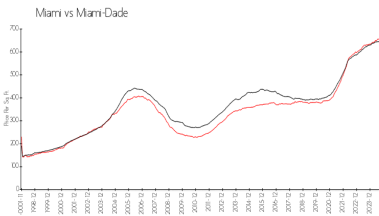
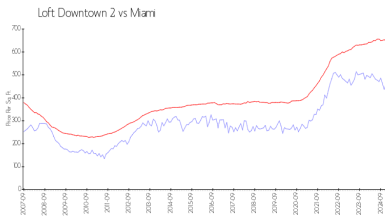
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2217	651 sq ft	Dec 2024	\$330,000	\$507
508	735 sq ft	Dec 2024	\$330,000	\$449
2604	665 sq ft	Nov 2024	\$336,800	\$506
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

Market Information



Loft Downtown 2:	\$458/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Loft Downtown 2	71 days
Miami	91 days
Miami-Dade	90 days