

Unit 2417 - Loft Downtown 2

2417 - 133 NE 2 Av, Miami, FL, Miami-Dade 33132



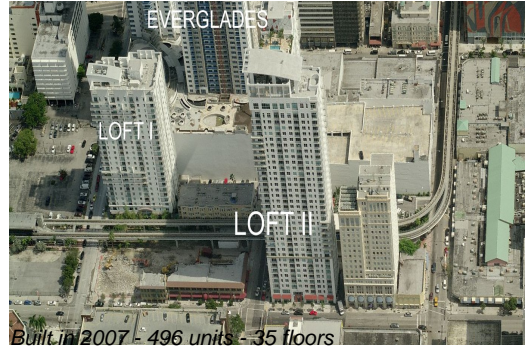
Unit Information

MLS Number: A11655892
 Status: Active
 Size: 651 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Other Parking
 View:
 List Price: \$359,000
 List PPSF: \$551
 Valuated Price: \$332,000
 Valuated PPSF: \$510

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: 21
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 21
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 4



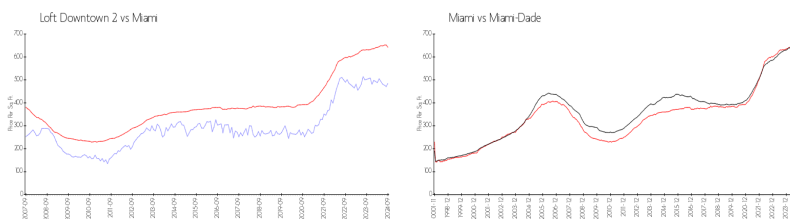
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1819	1,036 sq ft	Aug 2024	\$460,000	\$444
3619	1,036 sq ft	Jun 2024	\$493,000	\$476
2012	1,036 sq ft	Jun 2024	\$470,000	\$454
2409	662 sq ft	Jun 2024	\$365,000	\$551

Market Information



Loft Downtown 2:	\$486/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Loft Downtown 2: 4%
 Miami: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Loft Downtown 2: 75 days
 Miami: 87 days

Miami-Dade

86 days