

# Unit 2707 - Loft Downtown 2

2707 - 133 NE 2 Av, Miami, FL, Miami-Dade 33132



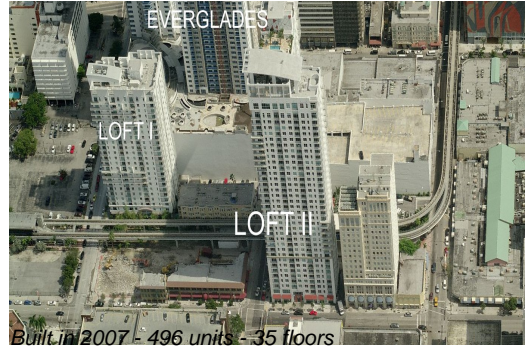
## Unit Information

MLS Number:	A11658153
Status:	Active
Size:	651 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$325,000
List PPSF:	\$499
Valuated Price:	\$323,000
Valuated PPSF:	\$496

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:	3



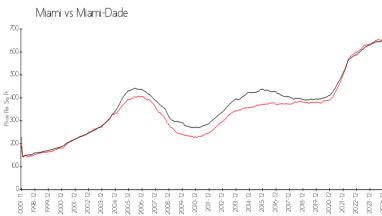
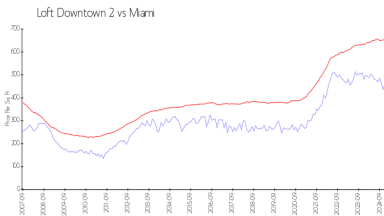
## Building Association Information

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	92 days
Miami-Dade	91 days