

Unit 3319 - Loft Downtown 2

3319 - 133 NE 2 Av, Miami, FL, Miami-Dade 33132



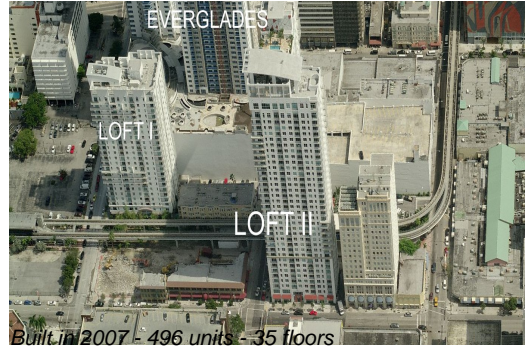
Unit Information

MLS Number: A11663288
Status: Active
Size: 1,036 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: 1 Space,Covered Parking,Detached,Other Parking,Street Parking
View:
List Price: \$559,000
List PPSF: \$540
Valuated Price: \$550,000
Valuated PPSF: \$531

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



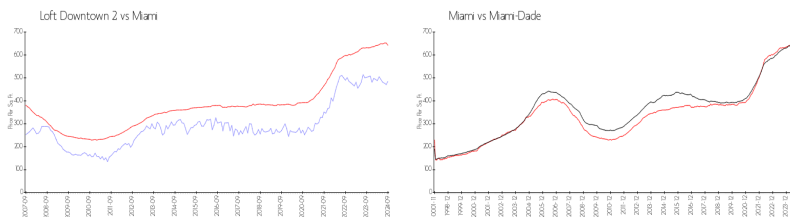
Building Association Information

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
Miami-Dade

87 days
86 days