

# Unit 2604 - Loft Downtown 2

2604 - 133 NE 2 Av, Miami, FL, Miami-Dade 33132



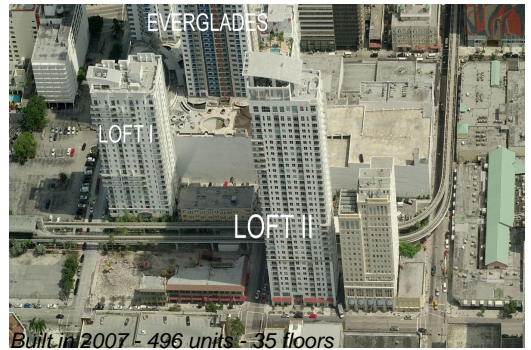
## Unit Information

MLS Number: A11664142  
 Status: Active  
 Size: 665 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Other Parking  
 View:  
 List Price: \$330,000  
 List PPSF: \$496  
 Valuated Price: \$412,000  
 Valuated PPSF: \$620

*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



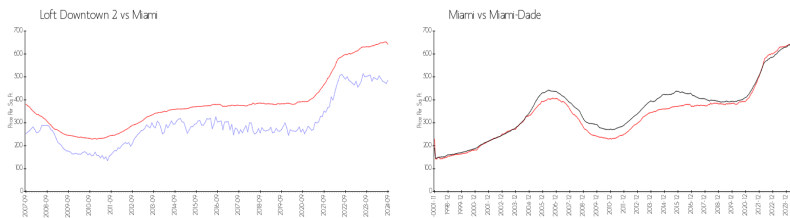
## Building Association Information

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: 86 days

