

# Unit 1713 - Neo Lofts

1713 - 10 SW S River Dr, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11664611  
 Status: Active  
 Size: 958 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Additional Spaces Available,Assigned Parking,Covered Parking,Guest Parking,Parking Garage,Valet Parking

View:  
 Rental Price: \$3,500  
 List PPSF: \$4  
 Valuated Price: \$398,000  
 Valuated PPSF: \$415

*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.*

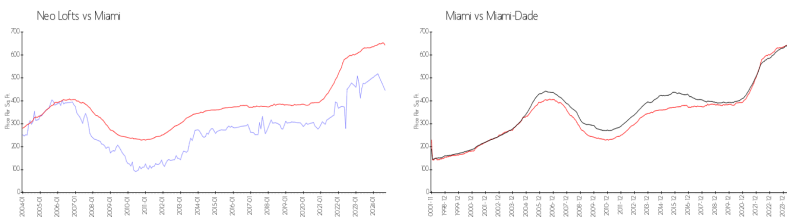
## Building Information

Number of units: 199  
 Number of active listings for rent: 12  
 Number of active listings for sale: 12  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

Neo Lofts Condominium Association, Inc  
 (305) 324-6958 & (305) 324-6445

## Market Information



Neo Lofts: \$446/sq. ft.      Miami: \$642/sq. ft.  
 Miami: \$642/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Neo Lofts: 6%  
 Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Neo Lofts: 30 days  
 Miami: 87 days  
 Miami-Dade: 86 days

