

# Unit 1513 - Yotelpad

1513 - 227 NE 2 St, downtown, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11670188  
 Status: Active  
 Size: 420 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Additional Spaces Available  
 View:  
 List Price: \$420,000  
 List PPSF: \$1,000  
 Valuated Price: \$322,000  
 Valuated PPSF: \$767

*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: 231  
 Number of active listings for rent: 0  
 Number of active listings for sale: 37  
 Building inventory for sale: 16%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 1

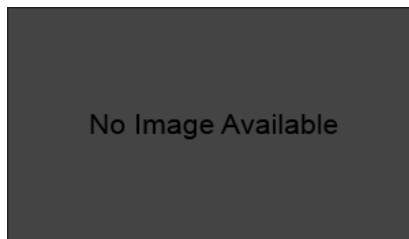
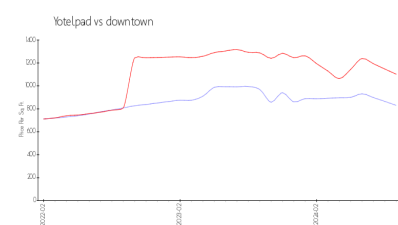
## Building Association Information

YOTELPAD Miami  
 Address: 227 NE 2nd St,  
 Miami, FL 33132  
 Phone: +1 786-785-5700

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1508	393 sq ft	Aug 2024	\$385,000	\$980
3011	446 sq ft	Jul 2024	\$39,000	\$87
2106	647 sq ft	Jul 2024	\$570,000	\$881
2201	455 sq ft	Jun 2024	\$420,000	\$923
1507	386 sq ft	May 2024	\$355,000	\$920
2010	446 sq ft	May 2024	\$390,000	\$874

## Market Information



Yotelpad: \$830/sq. ft.      downtown: \$1102/sq. ft.  
 downtown: \$1102/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Yotelpad: 16%  
 downtown: 13%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Yotelpad: 123 days



downtown  
Miami-Dade

115 days  
86 days