

Unit 2205 - Loft Downtown 1

2205 - 234 NE 3 St, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11675484
 Status: Active
 Size: 685 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: None, Other Parking, Street Parking
 View:
 List Price: \$330,000
 List PPSF: \$482
 Valuated Price: \$402,000
 Valuated PPSF: \$587

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.

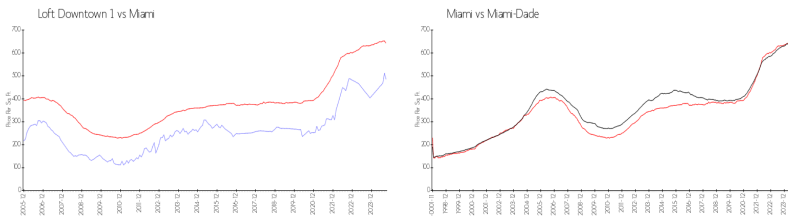
Building Information

Number of units: 194
 Number of active listings for rent: 14
 Number of active listings for sale: 10
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2202	1,078 sq ft	Sep 2024	\$480,000	\$445
1607	1,185 sq ft	Aug 2024	\$460,000	\$388
1403	685 sq ft	Jul 2024	\$315,000	\$460
2204	784 sq ft	Jun 2024	\$360,000	\$459
2102	1,078 sq ft	Mar 2024	\$500,000	\$464

Market Information



Loft Downtown 1: \$485/sq. ft. Miami: \$642/sq. ft.
 Miami: \$642/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

Loft Downtown 1: 5%
 Miami: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Loft Downtown 1: 37 days
 Miami: 86 days
 Miami-Dade: 86 days

