

# Unit 1412 - Neo Lofts

1412 - 10 SW S River Dr, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11677039  
 Status: Canceled  
 Size: 728 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$389,000  
 List PPSF: \$534  
 Valuated Price: \$300,000  
 Valuated PPSF: \$412

*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: 11  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 3

## Building Association Information

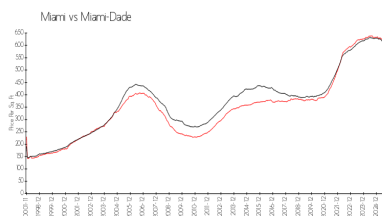
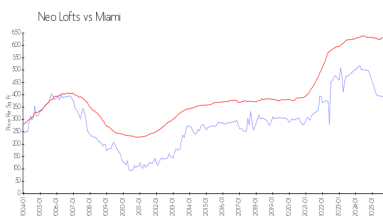
Neo Lofts Condominium Association, Inc  
 (305) 324-6958 & (305) 324-6445

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PHI03	1,073 sq ft	Oct 2025	\$460,000	\$429
1715	925 sq ft	Oct 2025	\$349,000	\$377
PHI06	1,009 sq ft	Oct 2025	\$385,000	\$382
803	1,073 sq ft	Apr 2025	\$420,000	\$391

## Market Information



Neo Lofts:	\$388/sq. ft.	Miami:	\$629/sq. ft.
Miami:	\$629/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Neo Lofts	65 days
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Miami  
Miami-Dade

70 days  
77 days