

# Unit 1412 - Neo Lofts

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

## Unit Information

MLS Number: A11677039  
 Status: Active  
 Size: 728 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$389,000  
 List PPSF: \$534  
 Valuated Price: \$330,000  
 Valuated PPSF: \$453

*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: 14  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

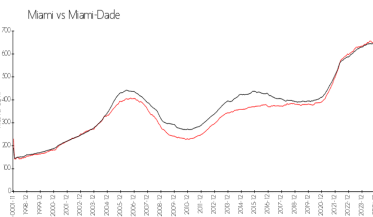
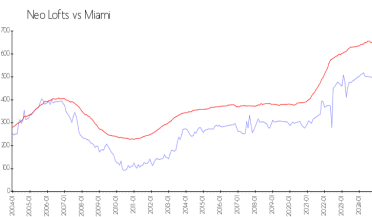
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1515	925 sq ft	Oct 2024	\$420,000	\$454
602	869 sq ft	May 2024	\$430,000	\$495
1708	696 sq ft	Apr 2024	\$375,000	\$539

## Market Information



Neo Lofts:	\$426/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Neo Lofts: 7%  
 Miami: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Neo Lofts: 32 days  
 Miami: 91 days  
 Miami-Dade: 90 days

