

Unit 704 - Neo Lofts

704 - 10 SW S River Dr, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11683248
 Status: Active
 Size: 997 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Other Parking, Valet Parking
 View:
 List Price: \$450,000
 List PPSF: \$451
 Valuated Price: \$441,000
 Valuated PPSF: \$442

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: 1
 Number of sales over the last 3 months: 1

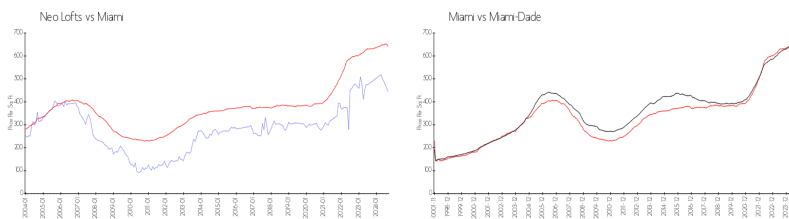
Building Association Information

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
1512	728 sq ft	Jan 2024	\$410,000	\$563

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: 86 days
 Miami-Dade: 86 days

