

# Unit 1109 - Neo Lofts

1109 - 10 SW S River Dr, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11707348
Status:	Active
Size:	1,000 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$425,000
List PPSF:	\$425
Valuated Price:	\$400,000
Valuated PPSF:	\$400

*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

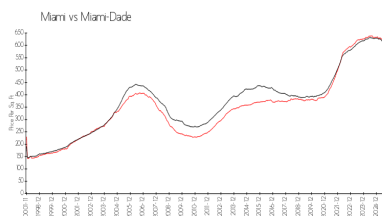
Neo Lofts Condominium Association, Inc  
(305) 324-6958 & (305) 324-6445

<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	67 days
Miami	70 days



Built in 2004 - 199 units - 20 floors

