

# Unit 604 - Loft Downtown 1

604 - 234 NE 3 St, Miami, FL, Miami-Dade 33132



## Unit Information

MLS Number: F10453307  
 Status: Active  
 Size: 784 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Assigned Parking  
 View: Other View  
 List Price: \$385,000  
 List PPSF: \$491  
 Valuated Price: \$318,000  
 Valuated PPSF: \$406

*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

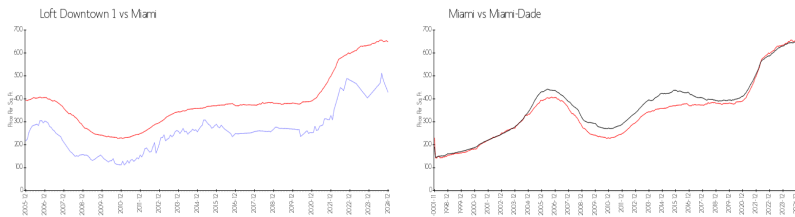
Number of units: 194  
 Number of active listings for rent: 14  
 Number of active listings for sale: 12  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1



## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1003	685 sq ft	Dec 2024	\$300,000	\$438
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

## Market Information



Loft Downtown 1:	\$426/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Loft Downtown 1: 6%  
 Miami: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Loft Downtown 1: 62 days  
 Miami: 92 days  
 Miami-Dade: 91 days