

# Unit 2202 - Elysee Miami

2202 - 788 NE 23 St, Edgewater, FL, Miami-Dade 33134

## Unit Information

MLS Number: A11559508  
 Status: Active  
 Size: 2,743 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking

View:  
 List Price: \$3,650,000  
 List PPSF: \$1,331  
 Valuated Price: \$2,873,000  
 Valuated PPSF: \$1,237

*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: 94  
 Number of active listings for rent: 0  
 Number of active listings for sale: 17  
 Building inventory for sale: 18%  
 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: 2

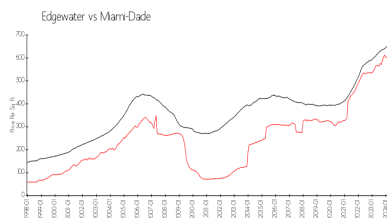
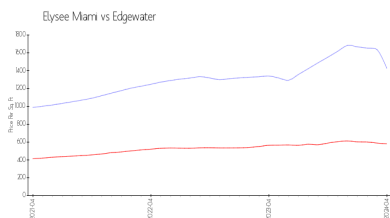
## Building Association Information

Elysee Miami  
 Address: 788 NE 23rd St,  
 Miami, FL 33137  
 Phone: +1 305-435-9733

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4302	2,894 sq ft	Mar 2024	\$3,850,000	\$1,330
601	2,720 sq ft	Mar 2024	\$4,100,000	\$1,507
801	2,743 sq ft	Dec 2023	\$2,950,000	\$1,075
5601	3,490 sq ft	Jun 2023	\$5,500,000	\$1,576

## Market Information

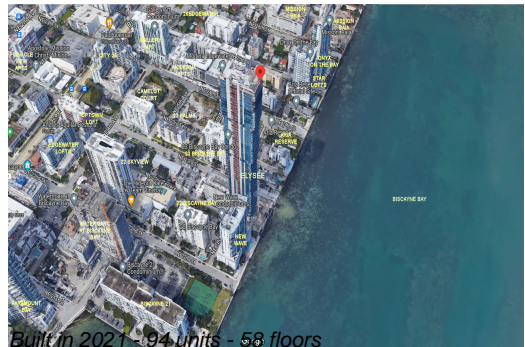


Elysee Miami: \$1423/sq. ft.  
 Edgewater: \$581/sq. ft.

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 Miami-Dade: \$695/sq. ft.

## Inventory for Sale

Elysee Miami 18%  
 Edgewater 4%  
 Miami-Dade 3%



## **Avg. Time to Close Over Last 12 Months**

Elysee Miami	222 days
Edgewater	86 days
Miami-Dade	81 days