

# Unit 3502 - Elysee Miami

3502 - 788 NE 23 St, Edgewater, FL, Miami-Dade 33134

## Unit Information

MLS Number:	A11498328
Status:	Active
Size:	3,298 Sq ft.
Bedrooms:	4
Full Bathrooms:	5
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Street Parking,Valet Parking
View:	
List Price:	\$6,450,000
List PPSF:	\$1,956
Valuated Price:	\$4,087,000
Valuated PPSF:	\$1,404

*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:	15
Building inventory for sale:	15%
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

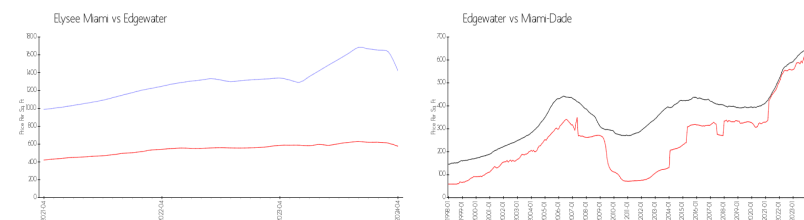
## Building Association Information

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

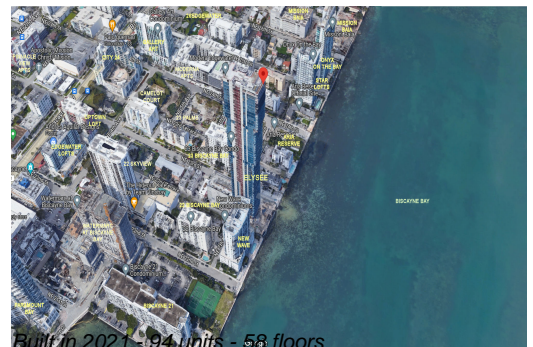


Elysee Miami: \$1420/sq. ft.  
Edgewater: \$576/sq. ft.

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Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Elysee Miami	16%
Edgewater	4%
Miami-Dade	3%



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

Elysee Miami	222 days
Edgewater	90 days
Miami-Dade	81 days