

# Unit 2804 - Elster (The)

2804 - 398 NE 5 St, downtown, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11501823
Status:	Active
Size:	443 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$775,000
List PPSF:	\$1,749
Valuated Price:	\$546,000
Valuated PPSF:	\$1,233

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:	646
Number of active listings for rent:	0
Number of active listings for sale:	62
Building inventory for sale:	9%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

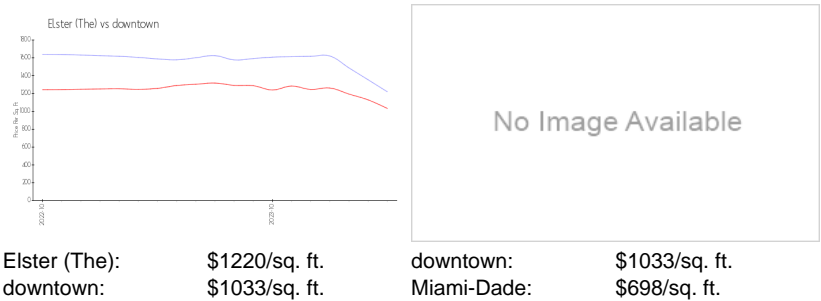
## Building Association Information

The Elser Residences Miami  
Address: 398 NE 5th St,  
Miami, FL 33132  
Phone: +1 305-744-5842

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4005	442 sq ft	Apr 2024	\$614,000	\$1,389
4313	357 sq ft	Jan 2024	\$645,000	\$1,807

## Market Information



## Inventory for Sale

Elster (The)	10%
downtown	9%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Elster (The)	81 days
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downtown  
Miami-Dade

100 days  
81 days