

# Unit 2303 - Elster (The)

2303 - 398 NE 5 St, downtown, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11524919  
 Status: Active  
 Size: 439 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$779,000  
 List PPSF: \$1,774  
 Valuated Price: \$594,000  
 Valuated PPSF: \$1,353

*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

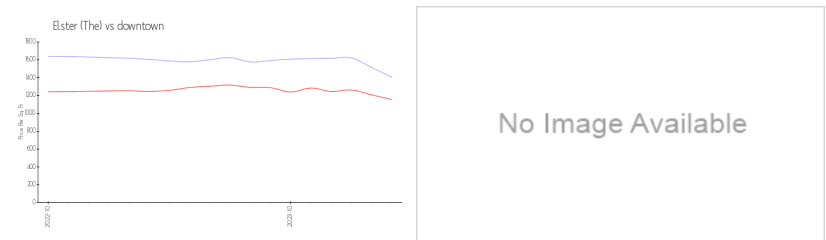
## Building Association Information

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



Elster (The): \$1407/sq. ft.  
 downtown: \$1156/sq. ft.  
 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Elster (The) 81 days



downtown  
Miami-Dade

100 days  
81 days