

Unit 3204 - Elster (The)

3204 - 398 NE 5 St, downtown, FL, Miami-Dade 33132

Unit Information

| | |
|-----------------|------------|
| MLS Number: | A11530361 |
| Status: | Active |
| Size: | 443 Sq ft. |
| Bedrooms: | |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$759,000 |
| List PPSF: | \$1,713 |
| Valuated Price: | \$568,000 |
| Valuated PPSF: | \$1,282 |

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 |

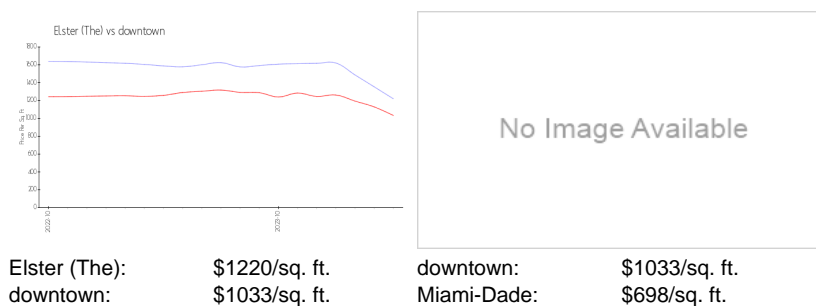
Building Association Information

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 |
|--------------|---------|



downtown
Miami-Dade

100 days
81 days