

## Unit 22 - Sherita

22 - 1840 James Ave, Miami Beach, FL, Miami-Dade 33139

### Unit Information

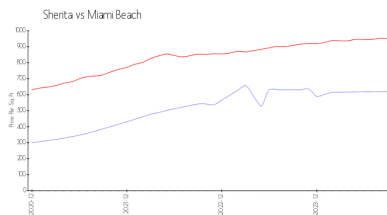
MLS Number: A11583982  
 Status: Pending  
 Size: 454 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$2,200  
 List PPSF: \$5  
 Valuated Price: \$283,000  
 Valuated PPSF: \$623

*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.*

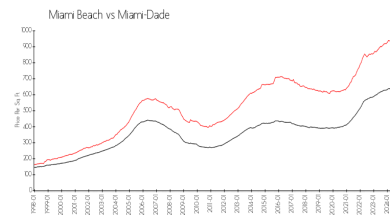
### Building Information

Number of units: 28  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

### Market Information



Sherita: \$621/sq. ft.  
 Miami Beach: \$951/sq. ft.



Miami Beach: \$951/sq. ft.  
 Miami-Dade: \$694/sq. ft.

### Inventory for Sale

Sherita: 7%  
 Miami Beach: 5%  
 Miami-Dade: 4%

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

Sherita: 40 days  
 Miami Beach: 103 days  
 Miami-Dade: 85 days

