

# Unit 3711 - Elster (The)

3711 - 398 NE 5 St, downtown, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11586615
Status:	Active
Size:	818 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$1,577,228
List PPSF:	\$1,928
Valuated Price:	\$1,386,000
Valuated PPSF:	\$1,694

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:	61
Building inventory for sale:	9%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

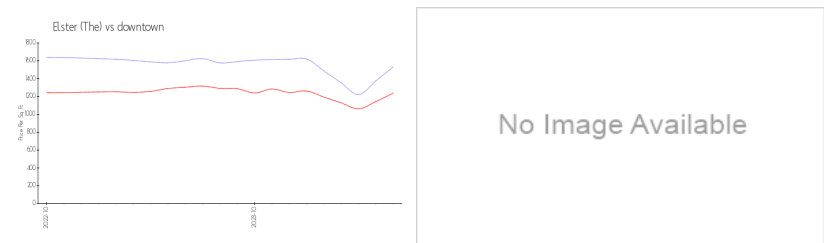
## Building Association Information

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
1805	442 sq ft	Jun 2024	\$620,000	\$1,403
4005	442 sq ft	Apr 2024	\$614,000	\$1,389
4313	357 sq ft	Jan 2024	\$645,000	\$1,807

## Market Information



Elster (The):	\$1533/sq. ft.	downtown:	\$1239/sq. ft.
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## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Elster (The)  
downtown  
Miami-Dade

78 days  
106 days  
83 days