

# Unit 13 - Sherita

13 - 1840 James Ave, Miami Beach, FL, Miami-Dade 33139

## Unit Information

|                 |                |
|-----------------|----------------|
| MLS Number:     | A11590563      |
| Status:         | Active         |
| Size:           | 506 Sq ft.     |
| Bedrooms:       | 1              |
| Full Bathrooms: | 1              |
| Half Bathrooms: |                |
| Parking Spaces: | Street Parking |
| View:           |                |
| List Price:     | \$329,000      |
| List PPSF:      | \$650          |
| Valuated Price: | \$313,000      |
| Valuated PPSF:  | \$619          |

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.

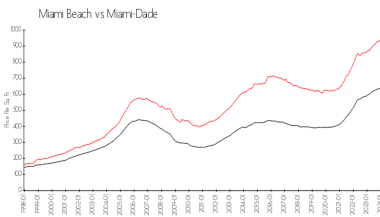
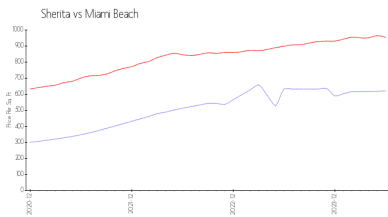
## Building Information

|                                          |    |
|------------------------------------------|----|
| Number of units:                         | 28 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 1  |
| Building inventory for sale:             | 3% |
| Number of sales over the last 12 months: | 3  |
| Number of sales over the last 6 months:  | 1  |
| Number of sales over the last 3 months:  | 0  |

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 13     | 506 sq ft | Feb 2024     | \$310,000  | \$613 |
| 12     | 337 sq ft | Dec 2023     | \$198,000  | \$588 |
| 19     | 464 sq ft | Nov 2023     | \$297,000  | \$640 |

## Market Information



Sherita: \$621/sq. ft.  
Miami Beach: \$954/sq. ft.

Miami Beach: \$954/sq. ft.  
Miami-Dade: \$704/sq. ft.

## Inventory for Sale

|             |    |
|-------------|----|
| Sherita     | 4% |
| Miami Beach | 4% |
| Miami-Dade  | 3% |

## Avg. Time to Close Over Last 12 Months

|             |         |
|-------------|---------|
| Sherita     | 29 days |
| Miami Beach | 99 days |
| Miami-Dade  | 83 days |

