

# Unit 1608 - Emerald

1608 - 218 14 St, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11598145
Status:	Active
Size:	826 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$435,000
List PPSF:	\$527
Valuated Price:	\$411,000
Valuated PPSF:	\$498

*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:	142
Number of active listings for rent:	8
Number of active listings for sale:	8
Building inventory for sale:	5%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

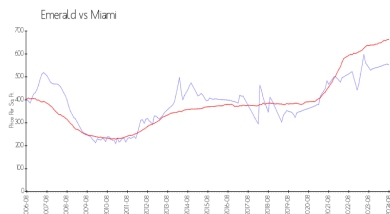
## Building Association Information

Emerald at Brickell Condo Association  
305.416.6065

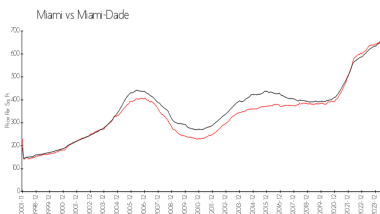
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2207	811 sq ft	Aug 2024	\$490,000	\$604
TS202	1,932 sq ft	Mar 2024	\$900,000	\$466
2106	856 sq ft	Mar 2024	\$448,000	\$523
1501	1,594 sq ft	Mar 2024	\$950,000	\$596
805	1,264 sq ft	Oct 2023	\$620,000	\$491
1407	811 sq ft	Oct 2023	\$455,000	\$561

## Market Information



Emerald: \$552/sq. ft.  
Miami: \$664/sq. ft.



Miami: \$664/sq. ft.  
Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Emerald	6%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Emerald	82 days
Miami	85 days
Miami-Dade	85 days

