

Unit 1516 - Elster (The)

1516 - 398 NE 5 St, downtown, FL, Miami-Dade 33132

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11598269 |
| Status: | Active |
| Size: | 362 Sq ft. |
| Bedrooms: | |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$620,000 |
| List PPSF: | \$1,713 |
| Valuated Price: | \$468,000 |
| Valuated PPSF: | \$1,293 |

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

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

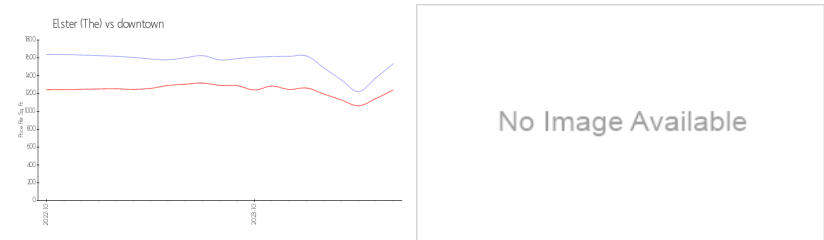
Building Association Information

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. |
| downtown: | \$1239/sq. ft. | Miami-Dade: | \$704/sq. ft. |

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