

# Unit 2602 - Elster (The)

2602 - 398 NE 5 St, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11672798
Status:	Active
Size:	492 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$715,000
List PPSF:	\$1,453
Valuated Price:	\$580,000
Valuated PPSF:	\$1,349

*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:	84
Building inventory for sale:	13%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

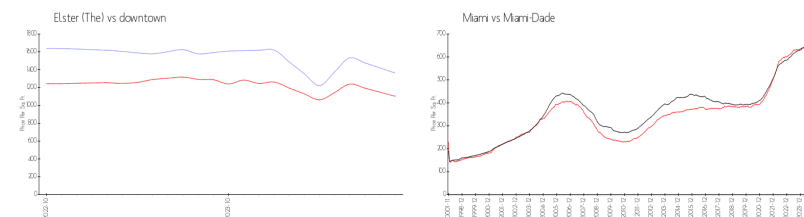
## Building Association Information

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
1504	443 sq ft	Nov 2024	\$620,000	\$1,400
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): \$1362/sq. ft.  
Miami: \$642/sq. ft.

Miami: \$642/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Elster (The)	13%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Elster (The)	88 days
Miami	87 days
Miami-Dade	87 days

