

# Unit 2205 - Elster (The)

2205 - 398 NE 5 St, Miami, FL, Miami-Dade 33132

## Unit Information

|                 |               |
|-----------------|---------------|
| MLS Number:     | A11746206     |
| Status:         | Active        |
| Size:           | 442 Sq ft.    |
| Bedrooms:       | 1             |
| Full Bathrooms: | 1             |
| Half Bathrooms: | 0             |
| Parking Spaces: | Valet Parking |
| View:           |               |
| List Price:     | \$699,000     |
| List PPSF:      | \$1,581       |
| Valuated Price: | \$538,000     |
| Valuated PPSF:  | \$1,217       |

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:      | 85  |
| Building inventory for sale:             | 13% |
| Number of sales over the last 12 months: | 15  |
| Number of sales over the last 6 months:  | 10  |
| Number of sales over the last 3 months:  | 7   |

## Building Association Information

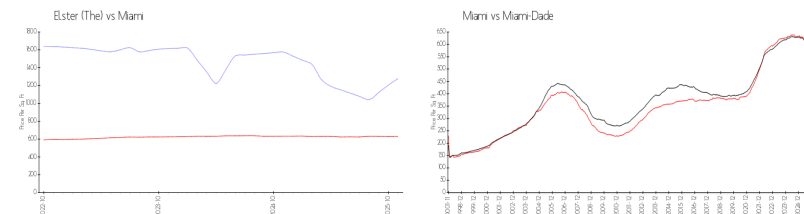
The Elser Residences Miami  
Address: 398 NE 5th St,  
Miami, FL 33132  
Phone: +1 305-744-5842

<https://>

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF    |
|--------|-----------|--------------|------------|---------|
| 2503   | 439 sq ft | Dec 2025     | \$475,000  | \$1,082 |
| 2506   | 443 sq ft | Dec 2025     | \$475,000  | \$1,072 |
| 4613   | 357 sq ft | Dec 2025     | \$580,000  | \$1,625 |
| 2815   | 560 sq ft | Nov 2025     | \$620,000  | \$1,107 |
| 1412   | 341 sq ft | Nov 2025     | \$400,000  | \$1,173 |

## Market Information



|               |                |             |               |
|---------------|----------------|-------------|---------------|
| Elster (The): | \$1279/sq. ft. | Miami:      | \$629/sq. ft. |
| Miami:        | \$629/sq. ft.  | Miami-Dade: | \$668/sq. ft. |

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



|              |          |
|--------------|----------|
| Elster (The) | 137 days |
| Miami        | 70 days  |
| Miami-Dade   | 77 days  |