

Unit 4 - Sherita

4 - 1840 James Ave, Miami Beach, FL, Miami-Dade 33139

Unit Information

| | |
|-----------------|----------------|
| MLS Number: | A11753597 |
| Status: | Active |
| Size: | 337 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Street Parking |
| View: | |
| List Price: | \$225,000 |
| List PPSF: | \$668 |
| Valuated Price: | \$194,000 |
| Valuated PPSF: | \$576 |

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.

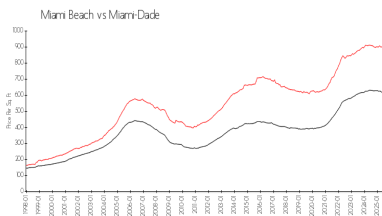
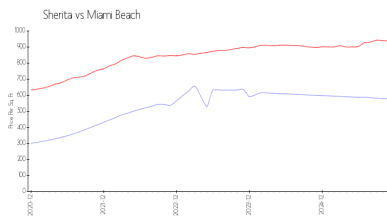
Building Information

| | |
|--|----|
| Number of units: | 28 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 2 |
| Building inventory for sale: | 7% |
| Number of sales over the last 12 months: | 2 |
| 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 |
|--------|-----------|--------------|------------|-------|
| 1 | 496 sq ft | Jul 2025 | \$310,000 | \$625 |
| 22 | 454 sq ft | May 2025 | \$265,000 | \$584 |

Market Information



| | | | |
|--------------|---------------|--------------|---------------|
| Sherita: | \$578/sq. ft. | Miami Beach: | \$939/sq. ft. |
| Miami Beach: | \$939/sq. ft. | Miami-Dade: | \$668/sq. ft. |

Inventory for Sale

| | |
|-------------|----|
| Sherita | 7% |
| Miami Beach | 4% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------|---------|
| Sherita | 65 days |
| Miami Beach | 93 days |
| Miami-Dade | 77 days |

