

# Unit 1904 - Emerald

1904 - 218 14 St, Miami, FL, Miami-Dade 33131

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | A11462463              |
| Status:         | Active                 |
| Size:           | 820 Sq ft.             |
| Bedrooms:       | 1                      |
| Full Bathrooms: | 1                      |
| Half Bathrooms: |                        |
| Parking Spaces: | 1 Space, Valet Parking |
| View:           |                        |
| List Price:     | \$525,000              |
| List PPSF:      | \$640                  |
| Valuated Price: | \$442,000              |
| Valuated PPSF:  | \$539                  |

*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:      | 7   |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 11  |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 3   |

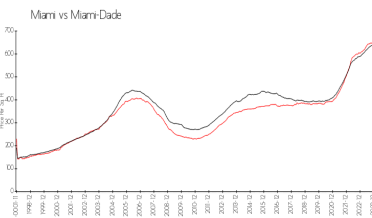
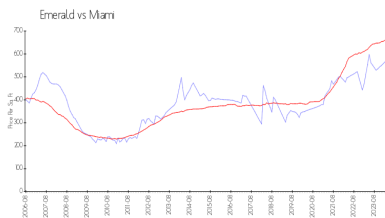
## Building Association Information

Emerald at Brickell Condo Association  
305.416.6065

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 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

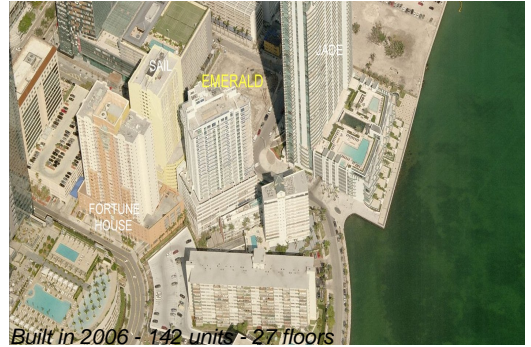


|          |               |             |               |
|----------|---------------|-------------|---------------|
| Emerald: | \$579/sq. ft. | Miami:      | \$669/sq. ft. |
| Miami:   | \$669/sq. ft. | Miami-Dade: | \$694/sq. ft. |

## Inventory for Sale

|            |    |
|------------|----|
| Emerald    | 5% |
| Miami      | 4% |
| Miami-Dade | 3% |

## Avg. Time to Close Over Last 12 Months



Emerald  
Miami  
Miami-Dade

65 days  
84 days  
81 days