

# Unit 3006 - Elster (The)

3006 - 398 NE 5 St, downtown, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11516773  
 Status: Active  
 Size: 443 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: None  
 View:  
 List Price: \$779,000  
 List PPSF: \$1,758  
 Valuated Price: \$557,000  
 Valuated PPSF: \$1,257

*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: 60  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

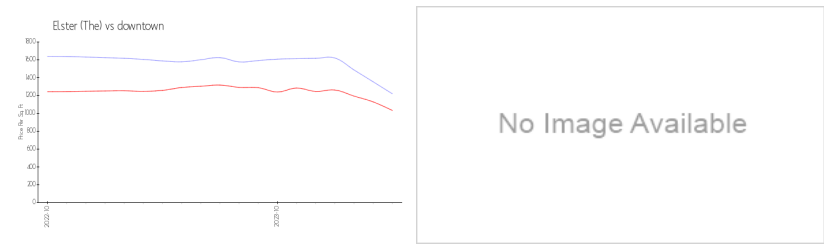
## Building Association Information

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    |
|--------|-----------|--------------|------------|---------|
| 4005   | 442 sq ft | Apr 2024     | \$614,000  | \$1,389 |
| 4313   | 357 sq ft | Jan 2024     | \$645,000  | \$1,807 |

## Market Information



Elster (The): \$1220/sq. ft.  
 downtown: \$1033/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Elster (The) 9%  
 downtown 9%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Elster (The) 81 days



downtown  
Miami-Dade

97 days  
81 days