

# Unit 1608 - Emerald

1608 - 218 14 St, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11548141
Status:	Cancelled
Size:	826 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$469,000
List PPSF:	\$568
Valuated Price:	\$420,000
Valuated PPSF:	\$508

*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:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

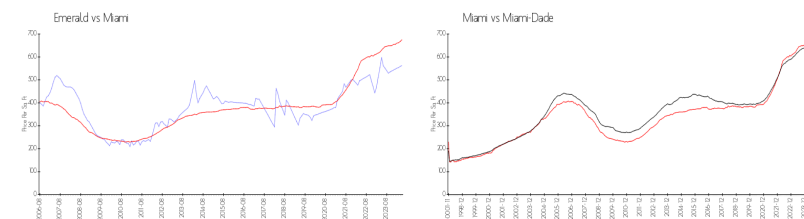
## Building Association Information

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:	\$563/sq. ft.	Miami:	\$675/sq. ft.
Miami:	\$675/sq. ft.	Miami-Dade:	\$703/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  
83 days  
81 days