

# Unit 16 - Sherita

16 - 1840 James Ave, Miami Beach, FL, Miami-Dade 33139

## Unit Information

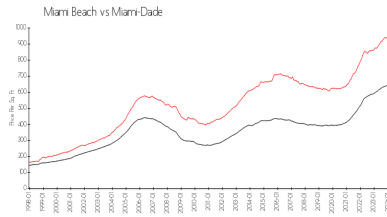
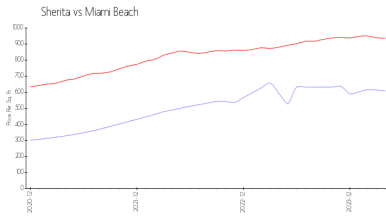
MLS Number: A11575795  
 Status: Active  
 Size: 506 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 Rental Price: \$1,900  
 List PPSF: \$4  
 Valuated Price: \$310,000  
 Valuated PPSF: \$613

*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: 1  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Market Information



Sherita: \$609/sq. ft.  
 Miami Beach: \$937/sq. ft.

Miami Beach: \$937/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Sherita 4%  
 Miami Beach 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Sherita 24 days  
 Miami Beach 97 days  
 Miami-Dade 81 days

