

# Unit PH7 - Alexander

PH7 - 5225 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11390589
Status:	Active
Size:	1,520 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	Bay,Ocean View,Direct Ocean,Other View
Rental Price:	\$10,000
List PPSF:	\$7
Valuated Price:	\$898,000
Valuated PPSF:	\$591



*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

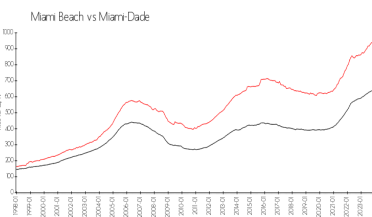
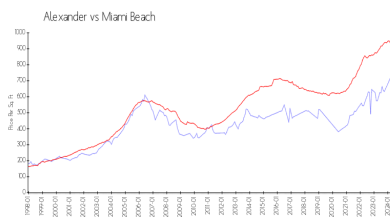
Number of units:	230
Number of active listings for rent:	24
Number of active listings for sale:	19
Building inventory for sale:	8%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	4

## Building Association Information

The Alexander Condo Association  
305-861-4083  
TheAlex@The-Beach.net

<http://www.alexandercondo.com>

## Market Information



Alexander:	\$548/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Alexander	8%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Alexander	155 days
Miami Beach	97 days
Miami-Dade	81 days