

Unit 614 - Alexander

614 - 5225 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number: A11480909
 Status: Active
 Size: 960 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$600,000
 List PPSF: \$625
 Valuated Price: \$424,000
 Valuated PPSF: \$442

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

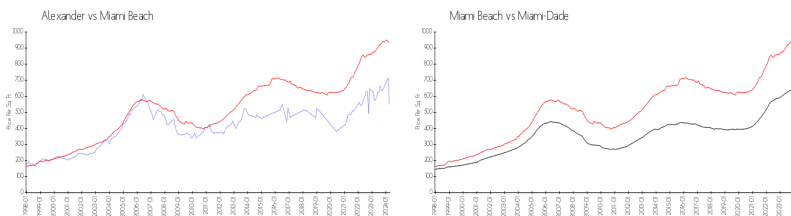
The Alexander Condo Association
 305-861-4083
 TheAlex@The-Beach.net

<http://www.alexandercondo.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
905	960 sq ft	May 2024	\$535,071	\$557
1117	960 sq ft	Apr 2024	\$565,000	\$589
917	960 sq ft	Apr 2024	\$450,000	\$469
PH2	1,180 sq ft	Mar 2024	\$1,100,000	\$932
1018 & 1118		Nov 2023	\$1,000,000	

Market Information



Alexander: \$548/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