

Unit 1514 - Alexander

1514 - 5225 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11502895 |
| Status: | Active |
| Size: | 960 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$530,000 |
| List PPSF: | \$552 |
| Valuated Price: | \$463,000 |
| Valuated PPSF: | \$482 |

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

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|--|-----|
| 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

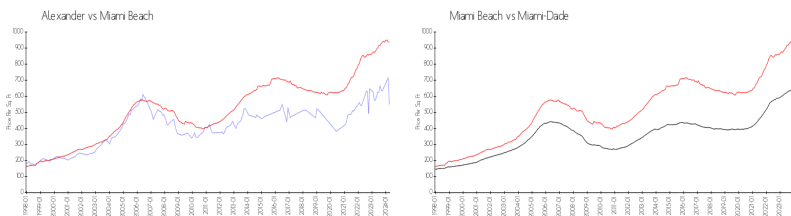
The Alexander Condo Association
 305-861-4083
 TheAlex@The-Beach.net

<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 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 |