

# Unit 804 - Alexander

804 - 5225 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11526487
Status:	Active
Size:	1,180 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$712,000
List PPSF:	\$603
Valuated Price:	\$451,000
Valuated PPSF:	\$382

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

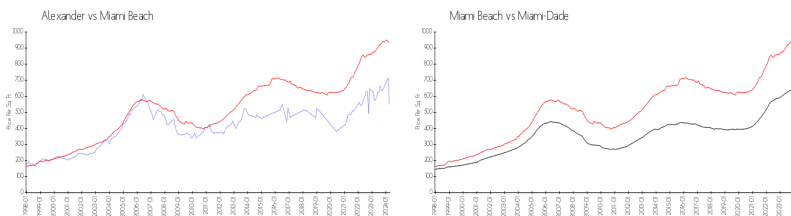
The Alexander Condo Association  
305-861-4083  
TheAlex@The-Beach.net

<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 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