

# Unit 1606 - Alexander

1606 - 5225 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11553288  
 Status: Active  
 Size: 960 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Valet Parking  
 View: Ocean View, Pool Area View, Water View  
 Rental Price: \$4,500  
 List PPSF: \$5  
 Valuated Price: \$468,000  
 Valuated PPSF: \$488

*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

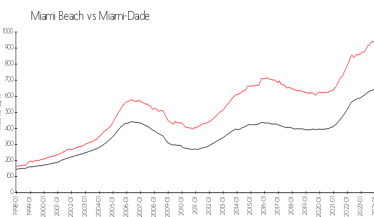
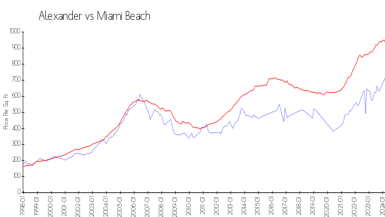
Number of units: 230  
 Number of active listings for rent: 24  
 Number of active listings for sale: 19  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 4

## 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

