

Unit 411 - Alexander

411 - 5225 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number: O6156861
 Status: ACTIVE
 Size: 960 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Circular Driveway, Covered, Guest, Valet
 View: Pool, Water
 List Price: \$549,000
 List PPSF: \$572
 Valuated Price: \$415,000
 Valuated PPSF: \$432

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

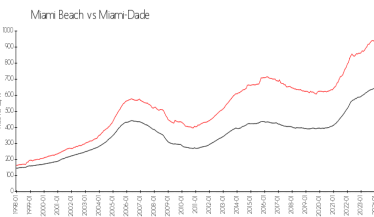
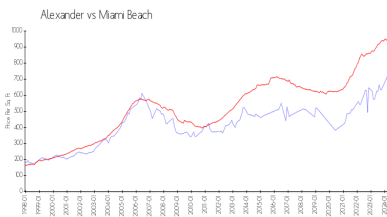
The Alexander Condo Association
 305-861-4083
 TheAlex@The-Beach.net

<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