

Unit PH7 - Alexander

PH7 - 5225 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number:	A11049306
Status:	Active
Size:	1,520 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$1,199,000
List PPSF:	\$789
Valuated Price:	\$1,173,000
Valuated PPSF:	\$772

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:	21
Building inventory for sale:	9%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

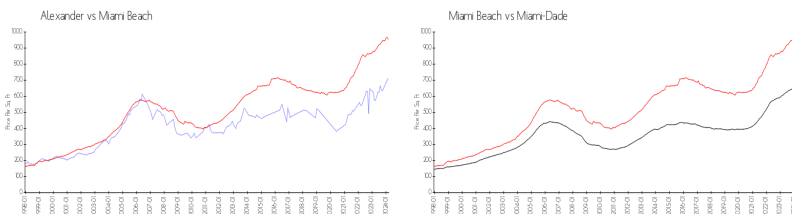
The Alexander Condo Association
305-861-4083
TheAlex@The-Beach.net

<http://www.alexandercondo.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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	
1408	960 sq ft	Sep 2023	\$535,000	\$557
1410	960 sq ft	Sep 2023	\$460,000	\$479

Market Information



Alexander:	\$715/sq. ft.	Miami Beach:	\$954/sq. ft.
Miami Beach:	\$954/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Alexander	9%
Miami Beach	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Alexander	131 days
Miami Beach	97 days
Miami-Dade	81 days