

# 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:	\$898,000
Valuated PPSF:	\$591

*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:	17
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

## Building Association Information

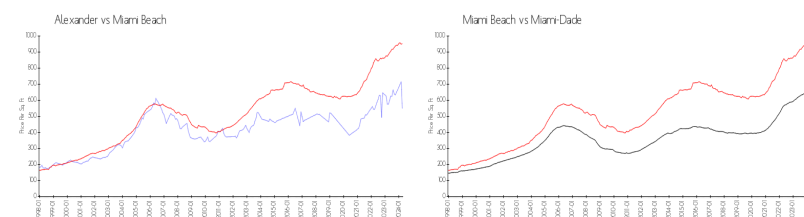
The Alexander Condo Association  
305-861-4083  
TheAlex@The-Beach.net

<http://www.alexandercondo.com>

## Recent Sales

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

## Market Information



Alexander:	\$548/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Alexander	8%
Miami Beach	4%



Miami-Dade	3%
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**Avg. Time to Close Over Last 12 Months**

Alexander	141 days
Miami Beach	98 days
Miami-Dade	81 days