

# Unit 703 - Mei

703 - 5875 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11470672  |
| Status:         | Active   |
| Size:           | 1,094 Sq ft.   |
| Bedrooms:       | 2  |
| Full Bathrooms: | 2  |
| Half Bathrooms: | 1  |
| Parking Spaces: | 2 Or More Spaces,Covered Parking,Guest Parking,Valet Parking |
| View:           |  |
| List Price:     | \$1,465,000  |
| List PPSF:      | \$1,339  |
| Valuated Price: | \$1,354,000  |
| Valuated PPSF:  | \$1,238  |

*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:                         | 134 |
| Number of active listings for rent:      | 5   |
| Number of active listings for sale:      | 7   |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 3   |

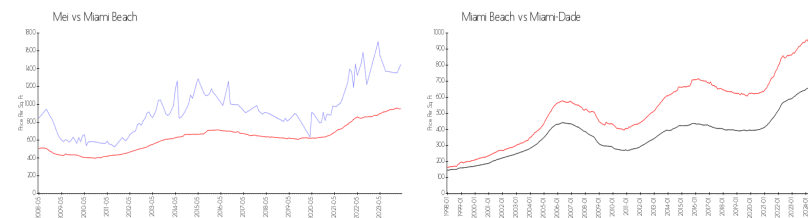
## Building Association Information

MEI Condominiums  
(305) 868-0081

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 1407   | 1,323 sq ft | Mar 2024     | \$2,100,000 | \$1,587 |
| PH6    | 1,707 sq ft | Feb 2024     | \$2,200,000 | \$1,289 |
| 2001   | 1,377 sq ft | Feb 2024     | \$2,475,000 | \$1,797 |
| 906    | 833 sq ft   | Feb 2024     | \$930,000   | \$1,116 |
| 904    | 778 sq ft   | Aug 2023     | \$850,000   | \$1,093 |
| 607    | 1,323 sq ft | Aug 2023     | \$1,450,000 | \$1,096 |

## Market Information



|              |                |              |               |
|--------------|----------------|--------------|---------------|
| Mei:         | \$1449/sq. ft. | Miami Beach: | \$952/sq. ft. |
| Miami Beach: | \$952/sq. ft.  | Miami-Dade:  | \$698/sq. ft. |

## Inventory for Sale

|             |    |
|-------------|----|
| Mei         | 5% |
| Miami Beach | 4% |
| Miami-Dade  | 3% |



## **Avg. Time to Close Over Last 12 Months**

|             |         |
|-------------|---------|
| Mei         | 91 days |
| Miami Beach | 98 days |
| Miami-Dade  | 81 days |