

# Unit 804 - Alexander

804 - 5225 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11526487  
 Status: Active  
 Size: 1,180 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$712,000  
 List PPSF: \$603  
 Valuated Price: \$451,000  
 Valuated PPSF: \$382

*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

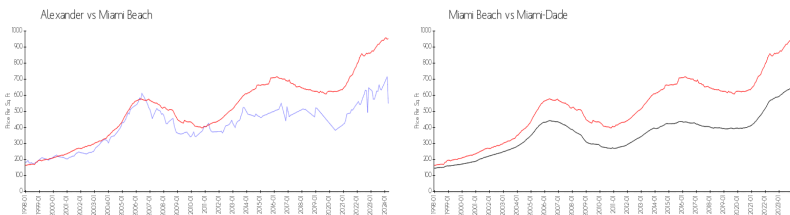
The Alexander Condo Association  
 305-861-4083  
 TheAlex@The-Beach.net

<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 Dade: \$698/sq. ft.

## Inventory for Sale

Alexander 8%  
 Miami Beach 4%



Miami-Dade

3%

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

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