

# Unit 1221 - Alexander

1221 - 5225 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11540060  
Status: Active  
Size: 1,800 Sq ft.  
Bedrooms: 4  
Full Bathrooms: 3  
Half Bathrooms:  
Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
View:  
List Price: \$1,495,000  
List PPSF: \$831  
Valuated Price: \$1,012,000  
Valuated PPSF: \$562



*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

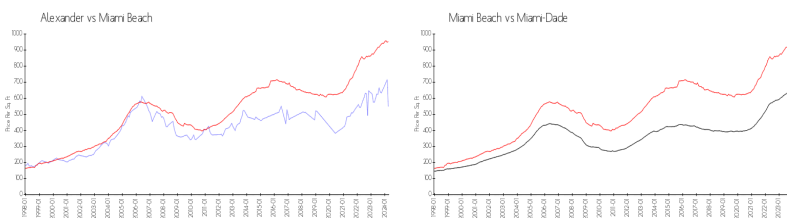
The Alexander Condo Association  
305-861-4083  
TheAlex@The-Beach.net

<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: \$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