

# Unit 1508 - Alexander

1508 - 5225 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11588779
Status:	Active
Size:	960 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$550,000
List PPSF:	\$573
Valuated Price:	\$487,000
Valuated PPSF:	\$507

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:	20
Building inventory for sale:	8%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

## Building Association Information

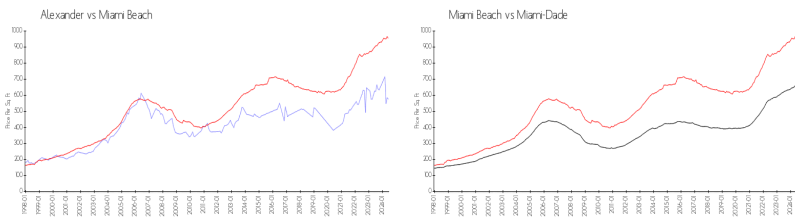
The Alexander Condo Association  
 305-861-4083  
 TheAlex@The-Beach.net

<http://www.alexandercondo.com>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
502	1,200 sq ft	Jul 2024	\$615,000	\$513
1518	1,200 sq ft	Jun 2024	\$540,000	\$450
1205	960 sq ft	May 2024	\$507,500	\$529
905	960 sq ft	May 2024	\$535,071	\$557
1117	960 sq ft	Apr 2024	\$565,000	\$589
917	960 sq ft	Apr 2024	\$450,000	\$469

## Market Information



Alexander:	\$576/sq. ft.	Miami Beach:	\$954/sq. ft.
Miami Beach:	\$954/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

Alexander	9%
Miami Beach	4%



Miami-Dade

3%

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

Alexander	187 days
Miami Beach	99 days
Miami-Dade	83 days