

Unit 1407 - Alexander

1407 - 5225 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number: A11591096
 Status: Active
 Size: 960 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking
 View:
 List Price: \$600,000
 List PPSF: \$625
 Valuated Price: \$683,000
 Valuated PPSF: \$711

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: 17
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 4

Building Association Information

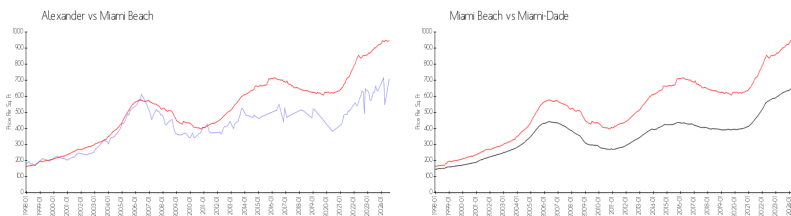
The Alexander Condo Association
 305-861-4083
 TheAlex@The-Beach.net

<http://www.alexandercondo.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1110	960 sq ft	Jul 2024	\$450,000	\$469
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

Market Information



Alexander: \$709/sq. ft.
 Miami Beach: \$946/sq. ft.
 Miami-Dade: \$697/sq. ft.

Inventory for Sale

Alexander 7%
 Miami Beach 4%
 Miami-Dade 4%



Avg. Time to Close Over Last 12 Months

Alexander	187 days
Miami Beach	101 days
Miami-Dade	84 days