

# Unit 1507 - Alexander

1507 - 5225 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11591665  
 Status: Active  
 Size: 960 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$590,500  
 List PPSF: \$615  
 Valuated Price: \$560,000  
 Valuated PPSF: \$583

*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: 13  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 5

## Building Association Information

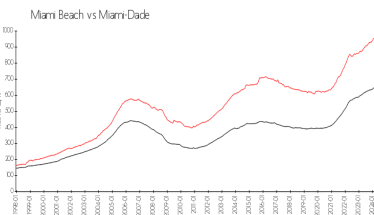
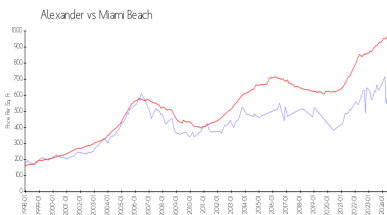
The Alexander Condo Association  
 305-861-4083  
 TheAlex@The-Beach.net

<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