

Unit 1904 - Excellence

1904 - 5757 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number:	A11593688
Status:	Active
Size:	1,510 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$1,150,000
List PPSF:	\$762
Valuated Price:	\$943,000
Valuated PPSF:	\$625

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:	135
Number of active listings for rent:	3
Number of active listings for sale:	7
Building inventory for sale:	5%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

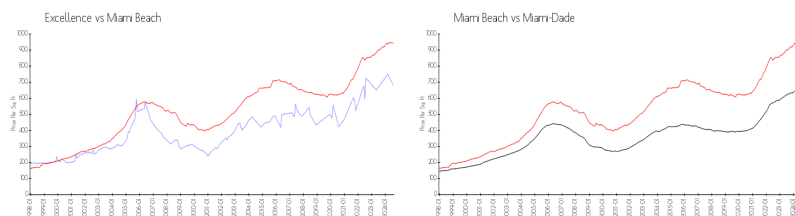
Building Association Information

L Excellence Condominium Association Inc
(305) 868-3109

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
602	1,310 sq ft	Aug 2024	\$620,000	\$473
904	1,510 sq ft	May 2024	\$762,500	\$505
806	1,980 sq ft	Mar 2024	\$1,814,000	\$916
502	1,310 sq ft	Mar 2024	\$640,000	\$489
2003	1,360 sq ft	Dec 2023	\$750,000	\$551

Market Information



Excellence:	\$682/sq. ft.	Miami Beach:	\$943/sq. ft.
Miami Beach:	\$943/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Excellence	5%
Miami Beach	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Excellence	92 days
Miami Beach	100 days
Miami-Dade	85 days

