

# 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: 4  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

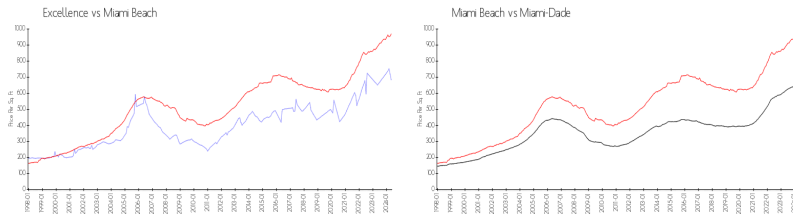
## Building Association Information

L Excellence Condominium Association Inc  
 (305) 868-3109

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1404	1,510 sq ft	Aug 2023	\$750,000	\$497
1002	1,310 sq ft	Aug 2023	\$670,000	\$511

## Market Information



Excellence: \$681/sq. ft.      Miami Beach: \$970/sq. ft.  
 Miami Beach: \$970/sq. ft.      Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Excellence 3%  
 Miami Beach 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Excellence  
Miami Beach  
Miami-Dade

110 days  
97 days  
82 days