

Unit 602 - Excellence

602 - 5757 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number:	A11600629
Status:	Active
Size:	1,310 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$685,000
List PPSF:	\$523
Valuated Price:	\$683,000
Valuated PPSF:	\$521

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

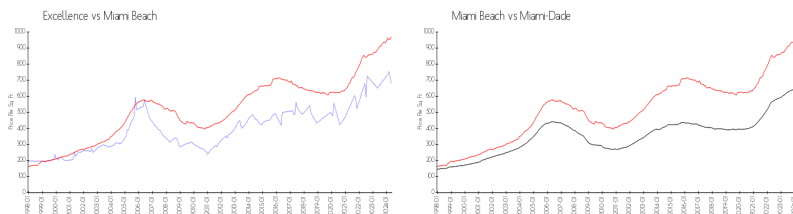
Building Association Information

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	110 days
Miami Beach	98 days
Miami-Dade	82 days