

# Unit PH10 - Alexander

PH10 - 5225 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11618773
Status:	Active
Size:	7,300 Sq ft.
Bedrooms:	7
Full Bathrooms:	5
Half Bathrooms:	2
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$19,900,000
List PPSF:	\$2,726
Valuated Price:	\$4,106,000
Valuated PPSF:	\$1,346

*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

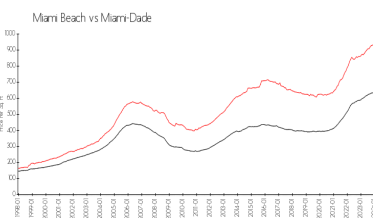
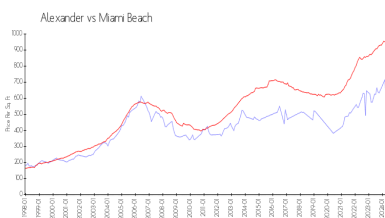
The Alexander Condo Association  
305-861-4083  
TheAlex@The-Beach.net

<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%
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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