

Unit 1606 - Alexander

1606 - 5225 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number:	A11618888
Status:	Active
Size:	960 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking, Valet Parking
View:	
List Price:	\$545,000
List PPSF:	\$568
Valuated Price:	\$492,000
Valuated PPSF:	\$513

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:	12
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

Building Association Information

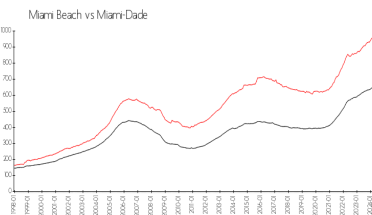
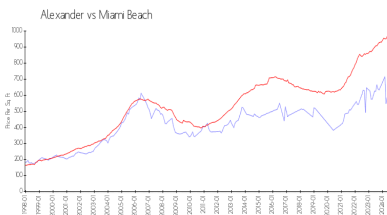
The Alexander Condo Association
305-861-4083
TheAlex@The-Beach.net

<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