

# Unit 416 - Alexander

416 - 5225 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11625738  
 Status: Active  
 Size: 960 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$530,000  
 List PPSF: \$552  
 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: 19  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

## Building Association Information

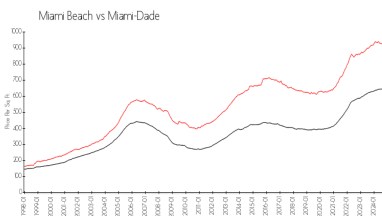
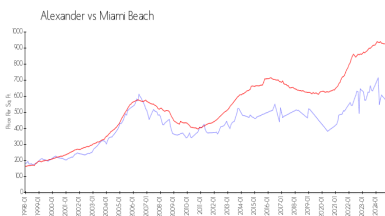
The Alexander Condo Association  
 305-861-4083  
 TheAlex@The-Beach.net

<http://www.alexandercondo.com>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
817	960 sq ft	Dec 2024	\$591,000	\$616
915	960 sq ft	Oct 2024	\$500,000	\$521
614	960 sq ft	Oct 2024	\$465,000	\$484
1110	960 sq ft	Jul 2024	\$450,000	\$469
502	1,200 sq ft	Jul 2024	\$615,000	\$513

## Market Information



Alexander: \$649/sq. ft.      Miami Beach: \$939/sq. ft.  
 Miami Beach: \$939/sq. ft.      Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Alexander: 8%  
 Miami Beach: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months



Alexander  
Miami Beach  
Miami-Dade

174 days  
104 days  
90 days