

Unit PH-3 - Excellence

PH-3 - 5757 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number: A11643647
 Status: Active
 Size: 1,360 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$1,150,000
 List PPSF: \$846
 Valuated Price: \$1,056,000
 Valuated PPSF: \$776

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: 5
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

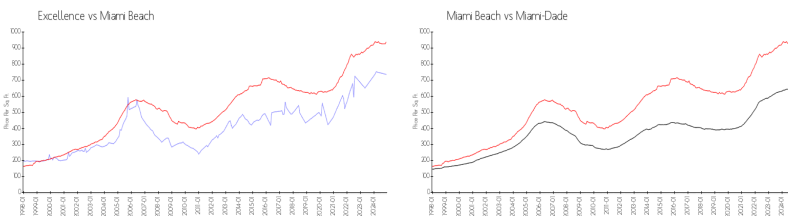
Building Association Information

L Excellence Condominium Association Inc
 (305) 868-3109

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1603	1,360 sq ft	Nov 2024	\$950,000	\$699
602	1,310 sq ft	Aug 2024	\$620,000	\$473
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

Market Information



Excellence:	\$733/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Excellence: 3%
 Miami Beach: 6%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Excellence: 84 days
 Miami Beach: 104 days
 Miami-Dade: 91 days

