

Unit 603 - Excellence

603 - 5757 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number: A11651572
 Status: Active
 Size: 1,310 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, 2 Or More Spaces
 View:
 List Price: \$825,000
 List PPSF: \$630
 Valuated Price: \$769,000
 Valuated PPSF: \$565

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: 6
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

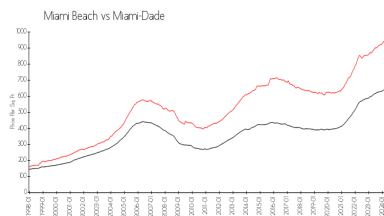
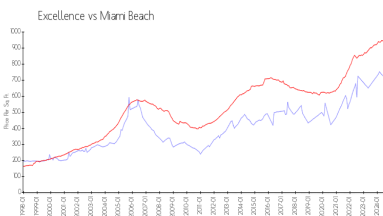
Building Association Information

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:	\$703/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Excellence	4%
Miami Beach	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Excellence	84 days
Miami Beach	102 days
Miami-Dade	86 days

