

# Unit 2101 - Excellence

2101 - 5757 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11674666
Status:	Active
Size:	1,360 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$949,000
List PPSF:	\$698
Valuated Price:	\$893,000
Valuated PPSF:	\$657

*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

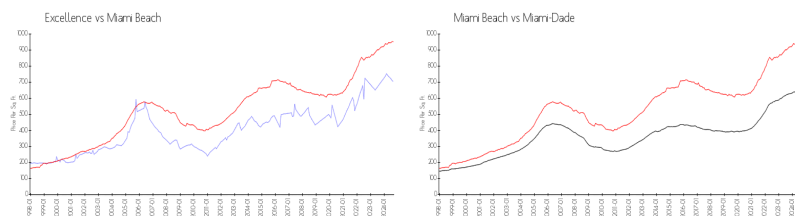
## Building Association Information

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

