

Unit 1604 - Excellence

1604 - 5757 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number: A11718799
Status: Active
Size: 1,510 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: 1 Space,Covered Parking,Deeded Parking,Electric Vehicle Charging Station,Other Parking

View:
List Price: \$950,000
List PPSF: \$629
Valuated Price: \$777,000
Valuated PPSF: \$515

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: 8
Building inventory for sale: 5%
Number of sales over the last 12 months: 3
Number of sales over the last 6 months: 2
Number of sales over the last 3 months: 2

Building Association Information

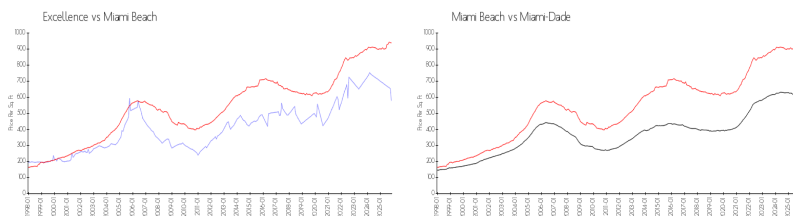
L Excellence Condominium Association Inc
(305) 868-3109

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
801	1,360 sq ft	Nov 2025	\$545,000	\$401
1805	1,980 sq ft	Oct 2025	\$1,585,000	\$801
PH-3	1,360 sq ft	Mar 2025	\$975,000	\$717

Market Information



Excellence:	\$579/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Excellence	6%
Miami Beach	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Excellence	91 days
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Miami Beach
Miami-Dade

94 days
77 days