

# Unit 1902 - Excellence

1902 - 5757 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11745521  
 Status: Active  
 Size: 1,310 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking  
 View:  
 List Price: \$660,000  
 List PPSF: \$504  
 Valuated Price: \$660,000  
 Valuated PPSF: \$504

*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

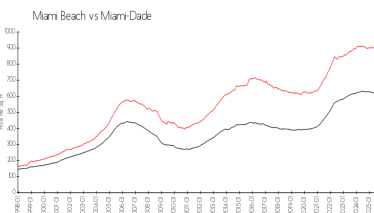
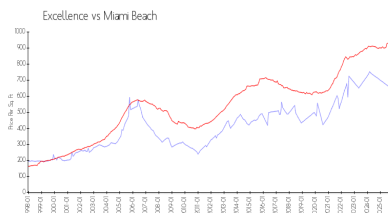
L Excellence Condominium Association Inc  
 (305) 868-3109

<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
Miami Beach	94 days
Miami-Dade	77 days

