

Unit 1605 - Excellence

1605 - 5757 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number:	A11853427
Status:	Active
Size:	1,980 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$2,099,000
List PPSF:	\$1,060
Valuated Price:	\$1,376,000
Valuated PPSF:	\$695

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

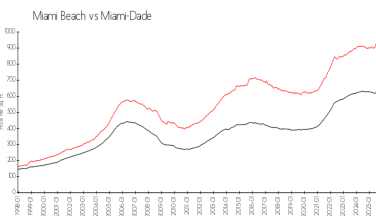
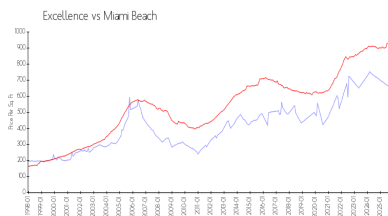
L Excellence Condominium Association Inc
(305) 868-3109

<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

