

Unit 2105 - Grandview (The)

2105 - 5900 Collins Ave, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number:	A11861380
Status:	Active
Size:	1,020 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$724,000
List PPSF:	\$710
Valuated Price:	\$638,000
Valuated PPSF:	\$625

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.

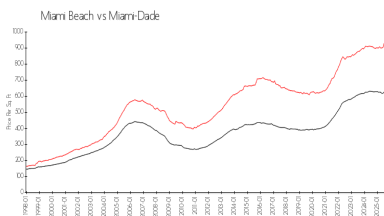
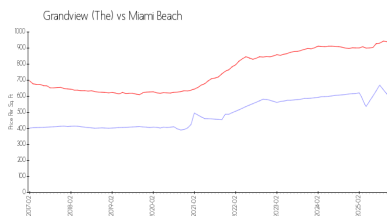
Building Information

Number of units:	122
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	8%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1701	1,390 sq ft	Dec 2025	\$945,000	\$680
705	950 sq ft	Aug 2025	\$586,000	\$617
1903	1,020 sq ft	Apr 2025	\$570,000	\$559
406	970 sq ft	Feb 2025	\$540,000	\$557

Market Information



Grandview (The):	\$589/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Grandview (The)	8%
Miami Beach	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Grandview (The)	72 days
Miami Beach	94 days
Miami-Dade	77 days



Built in 1998 - 122 units - 23 floors