

# Unit 1201 - Grandview (The)

1201 - 5900 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

|                 |                         |
|-----------------|-------------------------|
| MLS Number:     | A11876655               |
| Status:         | Active                  |
| Size:           | 1,390 Sq ft.            |
| Bedrooms:       | 3                       |
| Full Bathrooms: | 2                       |
| Half Bathrooms: | 0                       |
| Parking Spaces: | 1 Space,Covered Parking |
| View:           |                         |
| List Price:     | \$925,000               |
| List PPSF:      | \$665                   |
| Valuated Price: | \$874,000               |
| Valuated PPSF:  | \$629                   |

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.

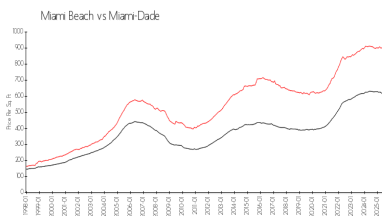
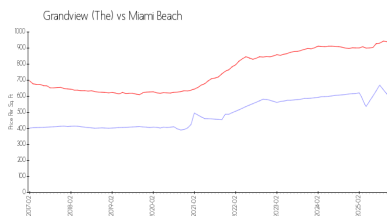
## Building Information

|                                          |     |
|------------------------------------------|-----|
| 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 |

