

# Unit 2106 - Excellence

2106 - 5757 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11880886
Status:	Active
Size:	1,980 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Spaces,Guest Parking,Valet Parking
View:	Direct Ocean
Rental Price:	\$7,000
List PPSF:	\$4
Valuated Price:	\$1,393,000
Valuated PPSF:	\$704

*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

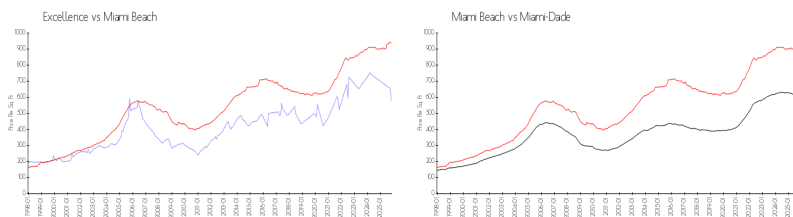
Number of units:	135
Number of active listings for rent:	3
Number of active listings for sale:	8
Building inventory for sale:	5%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

## Building Association Information

L Excellence Condominium Association Inc  
(305) 868-3109

<https://>

## 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

