

Unit 1403 - Alexander

1403 - 5225 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number:	A11909431
Status:	Active
Size:	790 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Valet Parking
View:	
List Price:	\$509,000
List PPSF:	\$644
Valuated Price:	\$489,000
Valuated PPSF:	\$619

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:	230
Number of active listings for rent:	24
Number of active listings for sale:	14
Building inventory for sale:	6%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	1

Building Association Information

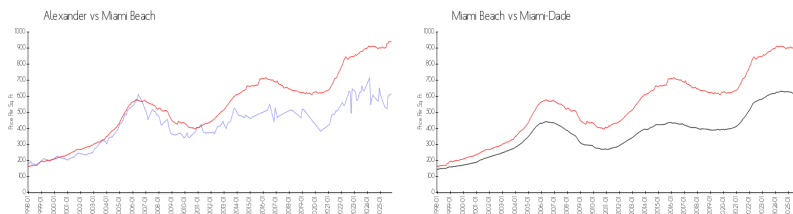
The Alexander Condo Association
305-861-4083
TheAlex@The-Beach.net

<https://www.alexandercondo.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1409	960 sq ft	Oct 2025	\$470,000	\$490
1407	960 sq ft	Aug 2025	\$400,000	\$417
1508	960 sq ft	Aug 2025	\$430,000	\$448
1404	750 sq ft	Aug 2025	\$489,000	\$652
511	960 sq ft	Jul 2025	\$445,000	\$464
1507	960 sq ft	Jul 2025	\$453,735	\$473

Market Information



Alexander:	\$617/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Alexander	6%
Miami Beach	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Alexander	172 days
Miami Beach	94 days
Miami-Dade	77 days