

# Unit 707 - Excellence

707 - 5757 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

|                 |                                        |
|-----------------|----------------------------------------|
| MLS Number:     | A11926027                              |
| Status:         | Active                                 |
| Size:           | 1,410 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View:           |                                        |
| List Price:     | \$890,000                              |
| List PPSF:      | \$631                                  |
| Valuated Price: | \$730,000                              |
| Valuated PPSF:  | \$518                                  |

*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

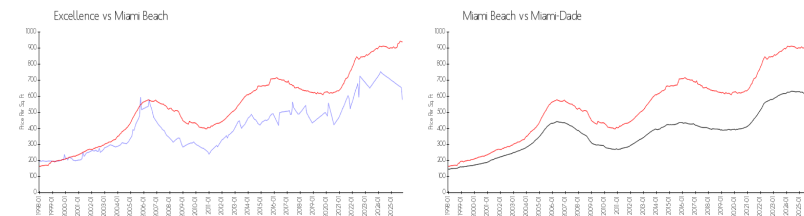
L Excellence Condominium Association Inc  
(305) 868-3109

<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 |

