

Unit 1417 - Alexander

1417 - 5225 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number: F10430792
 Status: Active
 Size: 960 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Covered Parking
 View: Intracoastal View,Ocean View,Pool Area View
 List Price: \$790,000
 List PPSF: \$823
 Valuated Price: \$528,000
 Valuated PPSF: \$550

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: 19
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

Building Association Information

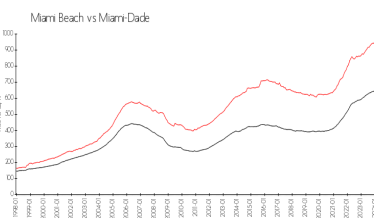
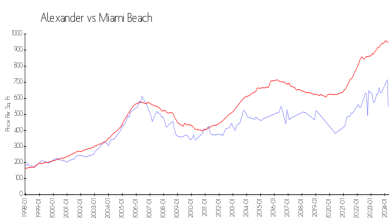
The Alexander Condo Association
 305-861-4083
 TheAlex@The-Beach.net

<http://www.alexandercondo.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1117	960 sq ft	Apr 2024	\$565,000	\$589
917	960 sq ft	Apr 2024	\$450,000	\$469
PH2	1,180 sq ft	Mar 2024	\$1,100,000	\$932
1018 & 1118		Nov 2023	\$1,000,000	
1408	960 sq ft	Sep 2023	\$535,000	\$557
1410	960 sq ft	Sep 2023	\$460,000	\$479

Market Information



Alexander: \$548/sq. ft. Miami Beach: \$952/sq. ft.
 Miami Beach: \$952/sq. ft. Miami-Dade: \$698/sq. ft.

Inventory for Sale

Alexander 8%



Miami Beach	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Alexander	141 days
Miami Beach	98 days
Miami-Dade	81 days