

Unit 1108 - Alexander

1108 - 5225 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number:	F10443726
Status:	Active
Size:	960 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Guest Parking, Valet Parking
View:	Intracoastal View, Ocean View, Direct Ocean
List Price:	\$624,900
List PPSF:	\$651
Valuated Price:	\$577,000
Valuated PPSF:	\$601

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:	17
Building inventory for sale:	7%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

Building Association Information

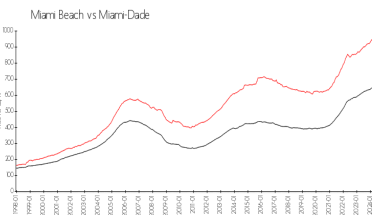
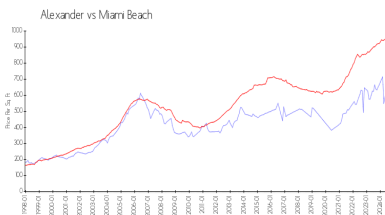
The Alexander Condo Association
 305-861-4083
 TheAlex@The-Beach.net

<http://www.alexandercondo.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1110	960 sq ft	Jul 2024	\$450,000	\$469
502	1,200 sq ft	Jul 2024	\$615,000	\$513
1518	1,200 sq ft	Jun 2024	\$540,000	\$450
1205	960 sq ft	May 2024	\$507,500	\$529
905	960 sq ft	May 2024	\$535,071	\$557

Market Information



Alexander:	\$709/sq. ft.	Miami Beach:	\$946/sq. ft.
Miami Beach:	\$946/sq. ft.	Miami-Dade:	\$697/sq. ft.

Inventory for Sale

Alexander	7%
Miami Beach	4%



Miami-Dade

4%

Avg. Time to Close Over Last 12 Months

Alexander	187 days
Miami Beach	101 days
Miami-Dade	84 days