

Unit 1417 - Alexander

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

Unit Information

MLS Number: F10468514
 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
 List Price: \$729,900
 List PPSF: \$760
 Valuated Price: \$625,000
 Valuated PPSF: \$651

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: 18
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

Building Association Information

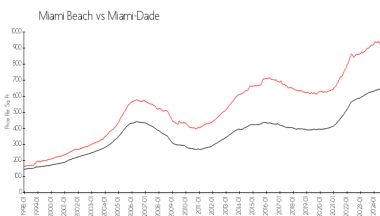
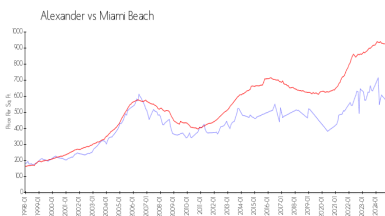
The Alexander Condo Association
 305-861-4083
 TheAlex@The-Beach.net

<http://www.alexandercondo.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
817	960 sq ft	Dec 2024	\$591,000	\$616
915	960 sq ft	Oct 2024	\$500,000	\$521
614	960 sq ft	Oct 2024	\$465,000	\$484
1110	960 sq ft	Jul 2024	\$450,000	\$469
502	1,200 sq ft	Jul 2024	\$615,000	\$513

Market Information



Alexander: \$649/sq. ft. Miami Beach: \$939/sq. ft.
 Miami Beach: \$939/sq. ft. Miami-Dade: \$688/sq. ft.

Inventory for Sale

Alexander: 8%
 Miami Beach: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months



Alexander
Miami Beach
Miami-Dade

174 days
103 days
90 days