

Unit 411 - Alexander

411 - 5225 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number:	O6156861
Status:	ACTIVE
Size:	960 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Circular Driveway, Covered, Guest, Valet
View:	Pool, Water
List Price:	\$549,000
List PPSF:	\$572
Valuated Price:	\$415,000
Valuated PPSF:	\$432

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

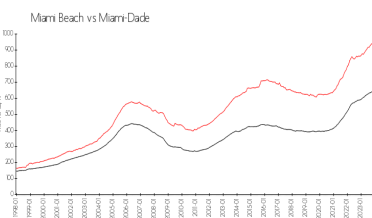
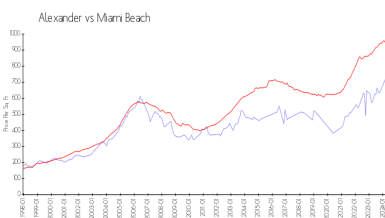
The Alexander Condo Association
 305-861-4083
 TheAlex@The-Beach.net

<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