

Unit 2401 - Muse

2401 - 17141 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11225606
Status:	Active
Size:	3,195 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking
View:	
List Price:	\$6,285,000
List PPSF:	\$1,967
Valuated Price:	\$5,727,000
Valuated PPSF:	\$1,792

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:	63
Number of active listings for rent:	0
Number of active listings for sale:	13
Building inventory for sale:	20%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

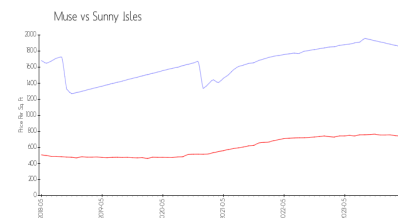
Building Association Information

Muse Condominium Association Inc.
Address: 17141 Collins Ave,
Sunny Isles Beach, FL 33160
Phone: +1 786-753-6124

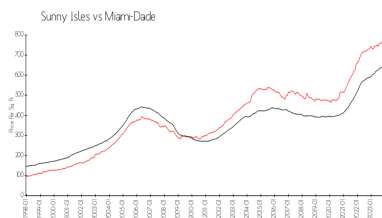
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4301	5,431 sq ft	Sep 2023	\$12,400,000	\$2,283
1601	3,195 sq ft	Aug 2023	\$5,450,000	\$1,706
3101	3,195 sq ft	Jun 2023	\$5,475,000	\$1,714
4702	2,042 sq ft	Jun 2023	\$3,500,000	\$1,714
2502	2,042 sq ft	May 2023	\$2,750,000	\$1,347

Market Information



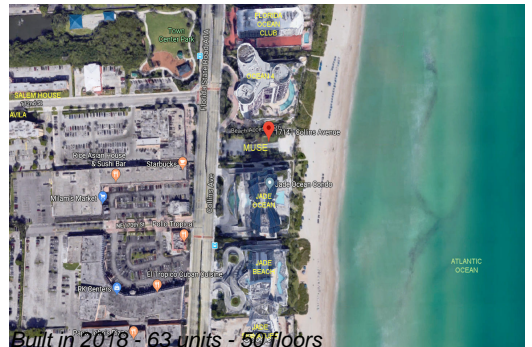
Muse: \$1856/sq. ft.
Sunny Isles: \$743/sq. ft.



Sunny Isles: \$743/sq. ft.
Miami-Dade: \$698/sq. ft.

Inventory for Sale

Muse	21%
Sunny Isles	5%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Muse	173 days
Sunny Isles	113 days
Miami-Dade	81 days