

Unit 2301 - Chateau Beach

2301 - 17475 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11283748
Status:	Pending
Size:	2,709 Sq ft.
Bedrooms:	2
Full Bathrooms:	5
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	
List Price:	\$3,545,000
List PPSF:	\$1,309
Valuated Price:	\$3,900,000
Valuated PPSF:	\$1,440

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.

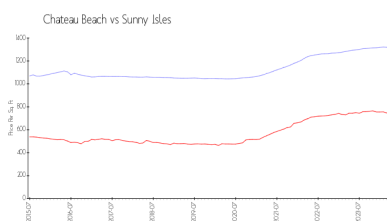
Building Information

Number of units:	81
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	4%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

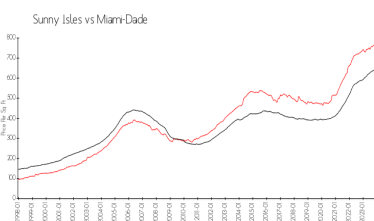
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1401	2,703 sq ft	Apr 2024	\$3,175,000	\$1,175
2702	3,049 sq ft	Feb 2024	\$3,450,000	\$1,132
503	1,599 sq ft	Jan 2024	\$1,750,000	\$1,094
1702	3,340 sq ft	Nov 2023	\$5,000,000	\$1,497
1402	3,340 sq ft	Jun 2023	\$5,300,000	\$1,587

Market Information



Chateau Beach: \$1315/sq. ft.
Sunny Isles: \$743/sq. ft.



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

Inventory for Sale

Chateau Beach	5%
Sunny Isles	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Chateau Beach	124 days
Sunny Isles	114 days
Miami-Dade	81 days

