

# Unit 4-705 - Parque Towers (300&330)

4-705 - 300 Sunny Isles Blvd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11324224  
 Status: Active  
 Size: 1,541 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking, Valet Parking  
 View:  
 List Price: \$1,190,000  
 List PPSF: \$772  
 Valuated Price: \$1,054,000  
 Valuated PPSF: \$684

*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: 320  
 Number of active listings for rent: 0  
 Number of active listings for sale: 27  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 23  
 Number of sales over the last 6 months: 12  
 Number of sales over the last 3 months: 8

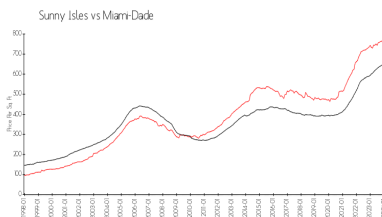
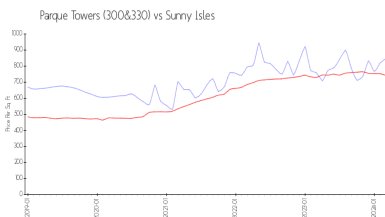
## Building Association Information

Parque Towers  
 Address: 300-330 Sunny Isles Blvd,  
 Sunny Isles Beach, FL 33160  
 Phone: +1 305-692-8500

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5-1906	1,524 sq ft	Apr 2024	\$1,400,000	\$919
5-2307	1,892 sq ft	Apr 2024	\$1,456,500	\$770
4-1802	1,892 sq ft	Mar 2024	\$1,500,000	\$793
5-908	1,892 sq ft	Mar 2024	\$1,600,000	\$846
4-703	1,524 sq ft	Feb 2024	\$960,000	\$630
5-1003	1,524 sq ft	Feb 2024	\$980,000	\$643
4-1805	1,541 sq ft	Feb 2024	\$1,050,000	\$681
4-2008	1,892 sq ft	Feb 2024	\$1,777,300	\$939

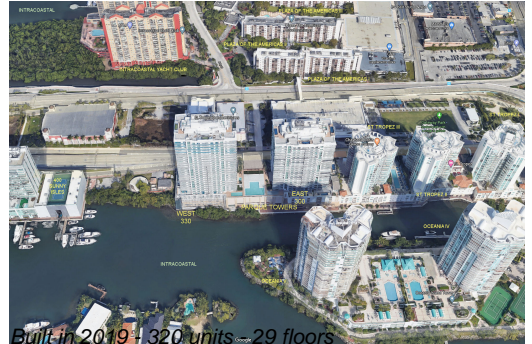
## Market Information



Parque Towers (300&330): \$847/sq. ft.  
 Sunny Isles: \$742/sq. ft.  
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 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Parque Towers (300&330) 8%



Sunny Isles	5%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Parque Towers (300&330)	181 days
Sunny Isles	113 days
Miami-Dade	80 days