

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:	\$989,000
Valuated PPSF:	\$642

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:	30
Building inventory for sale:	9%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	9

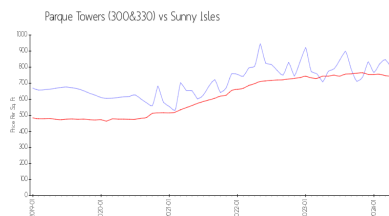
Building Association Information

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

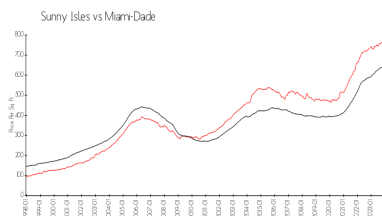
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5-1401	1,892 sq ft	Apr 2024	\$1,450,000	\$766
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

Market Information



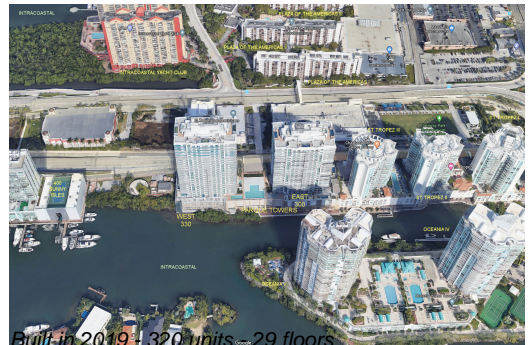
Parque Towers (300&330): \$795/sq. ft.
Sunny Isles: \$743/sq. ft.



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

Inventory for Sale

Parque Towers (300&330)	9%
Sunny Isles	5%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Parque Towers (300&330)	180 days
Sunny Isles	114 days
Miami-Dade	81 days