

Unit PH2 - Millenium

PH2 - 18671 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

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|-----------------|-------------------------------|
| MLS Number: | A11331466 |
| Status: | Pending |
| Size: | 2,860 Sq ft. |
| Bedrooms: | 4 |
| Full Bathrooms: | 5 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Covered Parking,Valet Parking |
| View: | |
| List Price: | \$3,000,000 |
| List PPSF: | \$1,049 |
| Valuated Price: | \$3,626,000 |
| Valuated PPSF: | \$1,268 |

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

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|--|-----|
| Number of units: | 117 |
| Number of active listings for rent: | 13 |
| Number of active listings for sale: | 7 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 5 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 3 |

Building Association Information

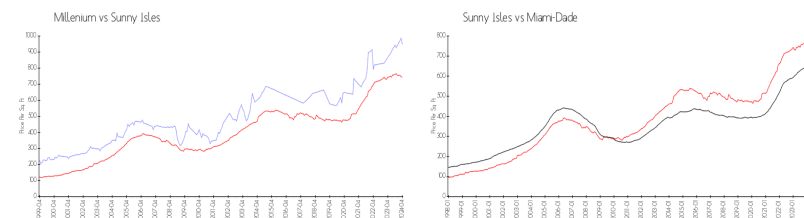
Millennium Condominium Association inc
(305) 937-2142 & millenniummgr@bellsouth.net

<http://www.millenniumcondo.net/contacts.html>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 2003 | 1,680 sq ft | Mar 2024 | \$1,650,000 | \$982 |
| PH4 | 2,455 sq ft | Mar 2024 | \$2,350,000 | \$957 |
| 2902 | 2,210 sq ft | Feb 2024 | \$1,920,000 | \$869 |
| 1701 | 2,210 sq ft | Oct 2023 | \$2,195,000 | \$993 |
| 3102 | 2,230 sq ft | Jun 2023 | \$2,500,000 | \$1,121 |

Market Information



| | | | |
|--------------|---------------|--------------|---------------|
| Millenium: | \$948/sq. ft. | Sunny Isles: | \$743/sq. ft. |
| Sunny Isles: | \$743/sq. ft. | Miami-Dade: | \$698/sq. ft. |

Inventory for Sale

| | |
|-------------|----|
| Millenium | 6% |
| Sunny Isles | 5% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|-------------|----------|
| Millenium | 96 days |
| Sunny Isles | 114 days |
| Miami-Dade | 81 days |