

# Unit PH2 - Millenium

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

## Unit Information

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:	\$3,773,000
Valuated PPSF:	\$1,319



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:	117
Number of active listings for rent:	13
Number of active listings for sale:	6
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

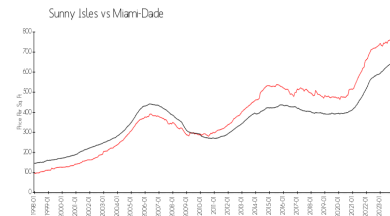
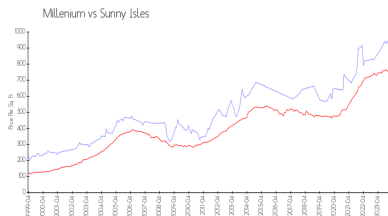
Millennium Condominium Association inc  
(305) 937-2142 & millenniummgr@bellsouth.net

<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:	\$986/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

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

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

Millenium	96 days
Sunny Isles	113 days
Miami-Dade	80 days