

Unit 4501 - Muse

4501 - 17141 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11373015
 Status: Active
 Size: 6,524 Sq ft.
 Bedrooms: 5
 Full Bathrooms: 6
 Half Bathrooms: 2
 Parking Spaces: Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$13,695,000
 List PPSF: \$2,099
 Valuated Price: \$7,206,000
 Valuated PPSF: \$2,209

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: 63
 Number of active listings for rent: 0
 Number of active listings for sale: 13
 Building inventory for sale: 20%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

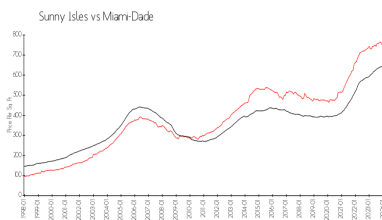
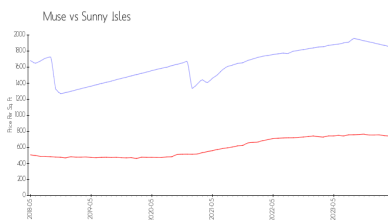
Building Association Information

Muse Condominium Association Inc.
 Address: 17141 Collins Ave,
 Sunny Isles Beach, FL 33160
 Phone: +1 786-753-6124

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4301	5,431 sq ft	Sep 2023	\$12,400,000	\$2,283
1601	3,195 sq ft	Aug 2023	\$5,450,000	\$1,706
3101	3,195 sq ft	Jun 2023	\$5,475,000	\$1,714
4702	2,042 sq ft	Jun 2023	\$3,500,000	\$1,714
2502	2,042 sq ft	May 2023	\$2,750,000	\$1,347

Market Information



Muse: \$1856/sq. ft. Sunny Isles: \$743/sq. ft.
 Sunny Isles: \$743/sq. ft. Miami-Dade: \$698/sq. ft.

Inventory for Sale

Muse: 21%
 Sunny Isles: 5%
 Miami-Dade: 3%



Built in 2018 - 63 units - 50 floors

Avg. Time to Close Over Last 12 Months

Muse	173 days
Sunny Isles	113 days
Miami-Dade	81 days