

# Unit 1505 - Porsche Design Tower

1505 - 18555 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | A11396451        |
| Status:         | Active           |
| Size:           | 3,785 Sq ft.     |
| Bedrooms:       | 4                |
| Full Bathrooms: | 4                |
| Half Bathrooms: | 1                |
| Parking Spaces: | 2 Or More Spaces |
| View:           |                  |
| List Price:     | \$5,870,000      |
| List PPSF:      | \$1,551          |
| Valuated Price: | \$4,459,000      |
| Valuated PPSF:  | \$1,254          |

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:                         | 132 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 36  |
| Building inventory for sale:             | 27% |
| 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:  | 1   |

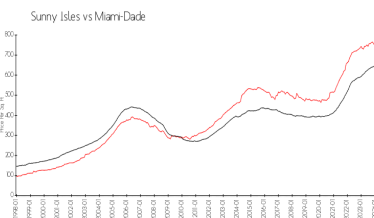
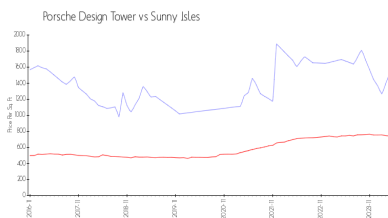
## Building Association Information

Porsche Design Tower Miami  
 18555 Collins Avenue  
 Sunny Isles Beach, FL 33160  
 Main number (305) 800-9111

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price   | PPSF    |
|--------|-------------|--------------|--------------|---------|
| 5403   | 3,130 sq ft | Feb 2024     | \$4,800,000  | \$1,534 |
| 1703   | 4,154 sq ft | Dec 2023     | \$3,600,000  | \$867   |
| 5201   | 6,121 sq ft | Dec 2023     | \$10,500,000 | \$1,715 |
| 901    | 3,415 sq ft | Sep 2023     | \$4,400,000  | \$1,288 |
| 905    | 3,415 sq ft | Jul 2023     | \$3,990,000  | \$1,168 |

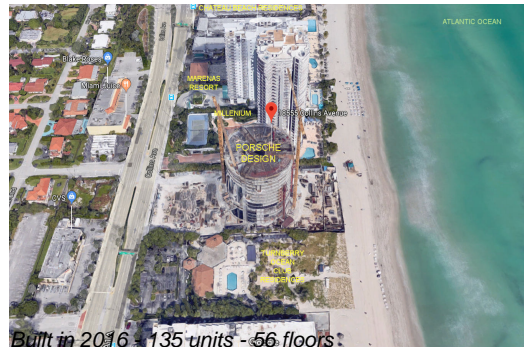
## Market Information



|                       |                |              |               |
|-----------------------|----------------|--------------|---------------|
| Porsche Design Tower: | \$1529/sq. ft. | Sunny Isles: | \$743/sq. ft. |
| Sunny Isles:          | \$743/sq. ft.  | Miami-Dade:  | \$698/sq. ft. |

## Inventory for Sale

|                      |     |
|----------------------|-----|
| Porsche Design Tower | 27% |
| Sunny Isles          | 5%  |
| Miami-Dade           | 3%  |



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

|                      |          |
|----------------------|----------|
| Porsche Design Tower | 124 days |
| Sunny Isles          | 113 days |
| Miami-Dade           | 81 days  |