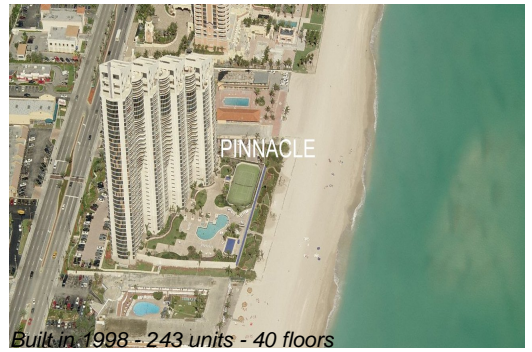


# Unit 2303 - Pinnacle

2303 - 17555 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11437073
Status:	Active
Size:	3,490 Sq ft.
Bedrooms:	4
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$3,650,000
List PPSF:	\$1,046
Valuated Price:	\$3,418,000
Valuated PPSF:	\$979



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:	243
Number of active listings for rent:	19
Number of active listings for sale:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

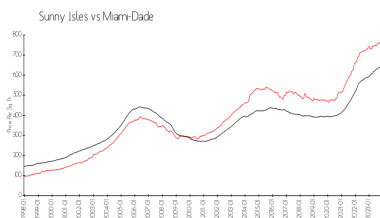
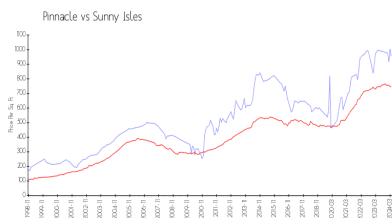
## Building Association Information

The Pinnacle Condominium Association Inc  
(305) 935-7155 & (305) 932-7001

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1504	1,590 sq ft	Mar 2024	\$1,150,000	\$723
601	2,090 sq ft	Mar 2024	\$1,800,000	\$861
1006	1,590 sq ft	Feb 2024	\$1,325,000	\$833
404	1,590 sq ft	Jan 2024	\$1,350,000	\$849
2107	1,840 sq ft	Oct 2023	\$2,660,000	\$1,446
2008	2,090 sq ft	Oct 2023	\$2,200,000	\$1,053

## Market Information



Pinnacle: \$955/sq. ft.  
Sunny Isles: \$743/sq. ft.

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

## Inventory for Sale

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

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

Pinnacle	91 days
Sunny Isles	113 days
Miami-Dade	81 days