

# Unit 2601 - Muse

2601 - 17141 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11459767
Status:	Active
Size:	0 Sq ft.
Bedrooms:	4
Full Bathrooms:	5
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	
List Price:	\$12,900,000
Valuated Price:	\$9,749,000
Valuated PPSF:	\$1,828

*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

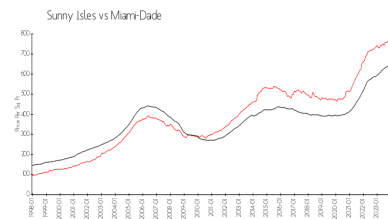
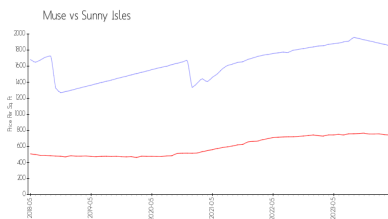
## Building Association Information

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

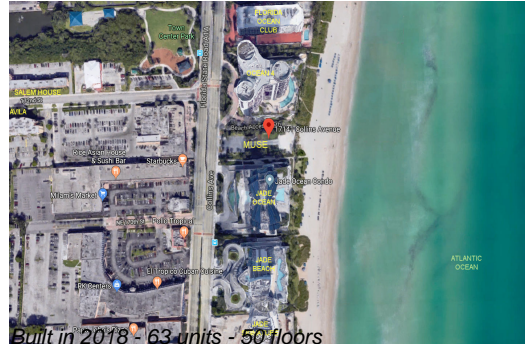


Muse:	\$1856/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Muse  
Sunny Isles  
Miami-Dade

173 days  
113 days  
81 days