

# Unit 2006 - Sole

2006 - 17315 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                                 |
|-----------------|---------------------------------|
| MLS Number:     | A11461852                       |
| Status:         | Active                          |
| Size:           | 908 Sq ft.                      |
| Bedrooms:       | 2                               |
| Full Bathrooms: | 2                               |
| Half Bathrooms: |                                 |
| Parking Spaces: | 2 Or More Spaces, Valet Parking |
| View:           |                                 |
| List Price:     | \$655,000                       |
| List PPSF:      | \$721                           |
| Valuated Price: | \$598,000                       |
| Valuated PPSF:  | \$659                           |

*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:                         | 147 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 15  |
| Building inventory for sale:             | 10% |
| Number of sales over the last 12 months: | 10  |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 1   |

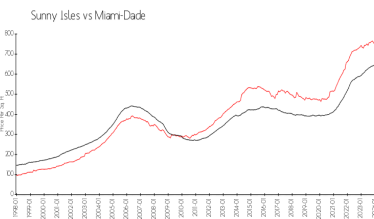
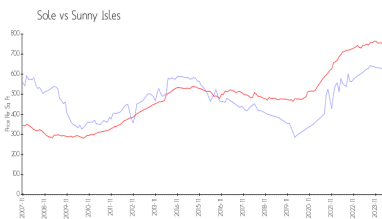
## Building Association Information

Sole on the Ocean Condominium  
(786) 923 9300

## Recent Sales

| Unit #   | Size        | Closing Date | Sale Price   | PPSF     |
|----------|-------------|--------------|--------------|----------|
| 1802     | 1,201 sq ft | Feb 2024     | \$82,800,000 | \$68,943 |
| 2008     | 644 sq ft   | Nov 2023     | \$375,000    | \$582    |
| 1808     | 644 sq ft   | Nov 2023     | \$389,000    | \$604    |
| 1801 A&B | 1,201 sq ft | Aug 2023     | \$800,000    | \$666    |
| 1607     | 644 sq ft   | Jul 2023     | \$375,000    | \$582    |

## Market Information



|              |               |              |               |
|--------------|---------------|--------------|---------------|
| Sole:        | \$623/sq. ft. | Sunny Isles: | \$743/sq. ft. |
| Sunny Isles: | \$743/sq. ft. | Miami-Dade:  | \$698/sq. ft. |

## Inventory for Sale

|             |     |
|-------------|-----|
| Sole        | 10% |
| Sunny Isles | 5%  |
| Miami-Dade  | 3%  |

## Avg. Time to Close Over Last 12 Months



Sole  
Sunny Isles  
Miami-Dade

116 days  
113 days  
81 days