

# Unit 4-1504 - Parque Towers (300&330)

4-1504 - 300 Sunny Isles Blvd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11485654  
 Status: Active  
 Size: 1,541 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$1,390,000  
 List PPSF: \$902  
 Valuated Price: \$1,285,000  
 Valuated PPSF: \$834

*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: 320  
 Number of active listings for rent: 0  
 Number of active listings for sale: 26  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 22  
 Number of sales over the last 6 months: 14  
 Number of sales over the last 3 months: 7

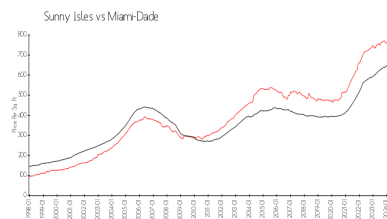
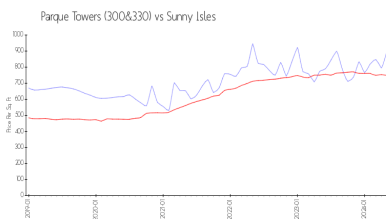
## Building Association Information

Parque Towers  
 Address: 300-330 Sunny Isles Blvd,  
 Sunny Isles Beach, FL 33160  
 Phone: +1 305-692-8500

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5-TS04	4,736 sq ft	May 2024	\$4,430,000	\$935
4-1907	1,892 sq ft	May 2024	\$1,465,000	\$774
5-2008	1,892 sq ft	May 2024	\$1,789,000	\$946
5-902	1,892 sq ft	May 2024	\$1,900,000	\$1,004
5-1401	1,892 sq ft	Apr 2024	\$1,450,000	\$766
5-1906	1,524 sq ft	Apr 2024	\$1,400,000	\$919
5-2307	1,892 sq ft	Apr 2024	\$1,456,500	\$770

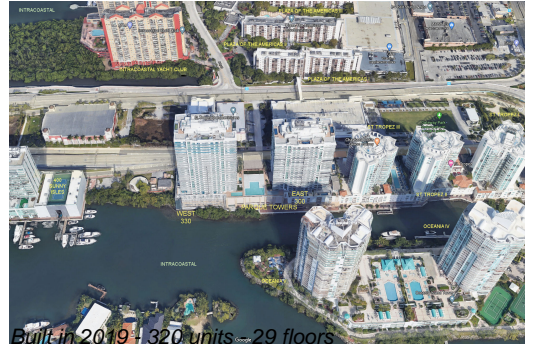
## Market Information



Parque Towers (300&330):	\$904/sq. ft.	Sunny Isles:	\$748/sq. ft.
Sunny Isles:	\$748/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Parque Towers (300&330) 8%  
 Sunny Isles 5%



Miami-Dade

3%

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

Parque Towers (300&330)

174 days

Sunny Isles

116 days

Miami-Dade

82 days