

Unit 2703 - Pinnacle

2703 - 17555 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11487453
 Status: Active
 Size: 1,840 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$2,575,000
 List PPSF: \$1,399
 Valuated Price: \$1,875,000
 Valuated PPSF: \$1,019

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

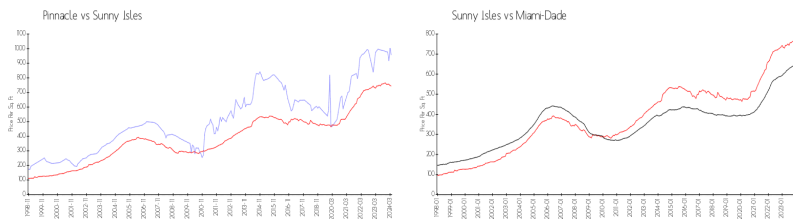
Building Association Information

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

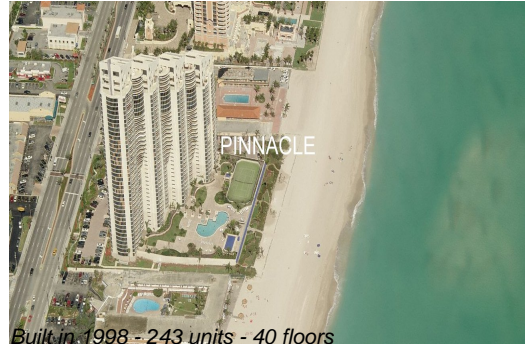


Pinnacle: \$955/sq. ft. Sunny Isles: \$743/sq. ft.
 Sunny Isles: \$743/sq. ft. Miami-Dade: \$698/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Pinnacle
Sunny Isles
Miami-Dade

91 days
113 days
81 days