

# Unit 1904 - Sole

1904 - 17315 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11489184
Status:	Active
Size:	1,007 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$635,000
List PPSF:	\$631
Valuated Price:	\$627,000
Valuated PPSF:	\$623

*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

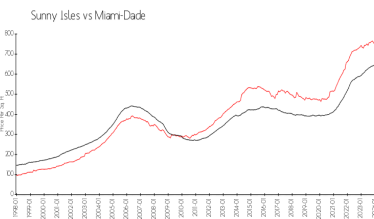
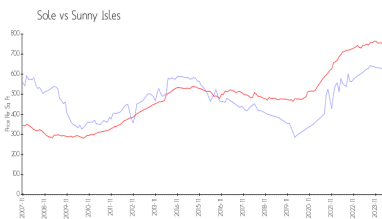
## Building Association Information

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