

Unit 523 - Avila South

523 - 200 172 St, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|------------------------|
| MLS Number: | A11499064 |
| Status: | Active |
| Size: | 725 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space, Guest Parking |
| View: | |
| List Price: | \$299,900 |
| List PPSF: | \$414 |
| Valuated Price: | \$300,000 |
| Valuated PPSF: | \$414 |

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: | 196 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 5 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 3 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 1 |

Building Association Information

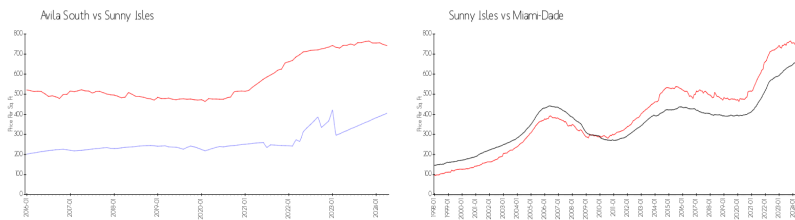
Avila South Condo Association
 Address: 200 172nd St,
 Sunny Isles Beach, FL 33160
 Phone: +1 305-945-9772
 +1 305-947-6374

<http://www.avilasouth.com/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 232 | 725 sq ft | Apr 2024 | \$240,000 | \$331 |
| 204 | 546 sq ft | Oct 2023 | \$230,000 | \$421 |
| 111 | 725 sq ft | Jul 2023 | \$230,000 | \$317 |

Market Information

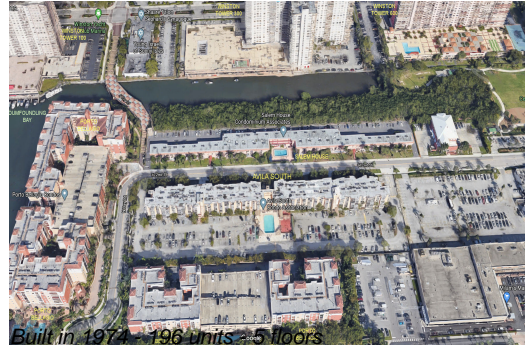


Avila South: \$405/sq. ft.
 Sunny Isles: \$743/sq. ft.

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

Inventory for Sale

| | |
|-------------|----|
| Avila South | 3% |
| Sunny Isles | 5% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|-------------|----------|
| Avila South | 69 days |
| Sunny Isles | 113 days |
| Miami-Dade | 81 days |