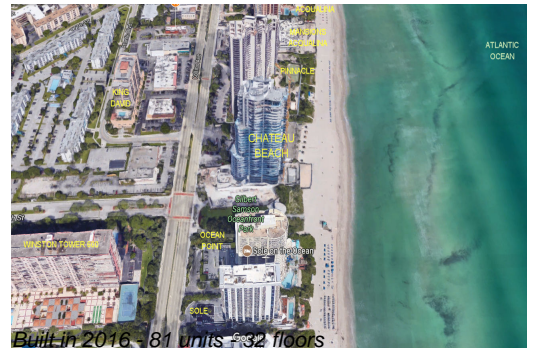


# Unit 2002 - Chateau Beach

2002 - 17475 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11503059  
 Status: Active  
 Size: 2,300 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Guest Parking, Valet Parking  
 View:  
 List Price: \$3,500,000  
 List PPSF: \$1,522  
 Valuated Price: \$2,629,000  
 Valuated PPSF: \$1,215



*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.*

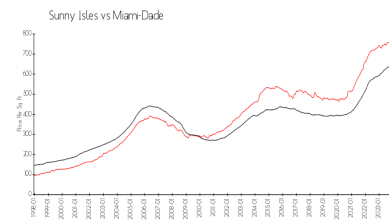
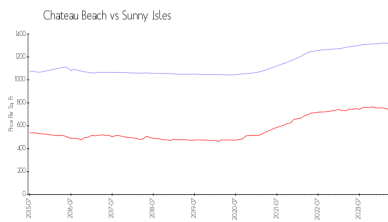
## Building Information

Number of units: 81  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 1401   | 2,703 sq ft | Apr 2024     | \$3,175,000 | \$1,175 |
| 2702   | 3,049 sq ft | Feb 2024     | \$3,450,000 | \$1,132 |
| 503    | 1,599 sq ft | Jan 2024     | \$1,750,000 | \$1,094 |
| 1702   | 3,340 sq ft | Nov 2023     | \$5,000,000 | \$1,497 |
| 1402   | 3,340 sq ft | Jun 2023     | \$5,300,000 | \$1,587 |

## Market Information



Chateau Beach: \$1315/sq. ft.  
 Sunny Isles: \$743/sq. ft.  
 Sunny Isles: \$743/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Chateau Beach: 5%  
 Sunny Isles: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Chateau Beach: 124 days  
 Sunny Isles: 113 days  
 Miami-Dade: 81 days