

# Unit 406 - Pinnacle

406 - 17555 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11512601  
 Status: Active  
 Size: 1,590 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Covered Parking  
 View:  
 List Price: \$1,320,000  
 List PPSF: \$830  
 Valuated Price: \$1,300,000  
 Valuated PPSF: \$818

*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

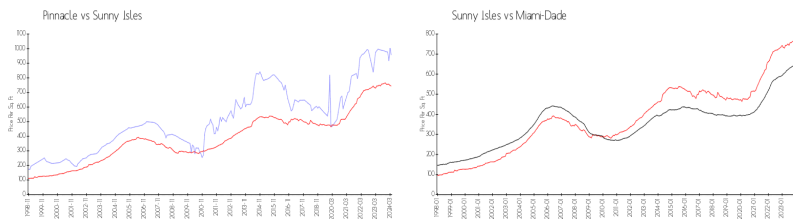
## Building Association Information

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

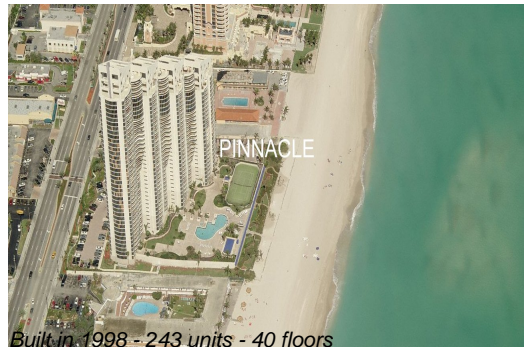


Pinnacle: \$955/sq. ft.      Sunny Isles: \$743/sq. ft.  
 Sunny Isles: \$743/sq. ft.      Miami-Dade: \$698/sq. ft.

## 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