

Unit 2408 - Sole

2408 - 17315 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

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|-----------------|-----------------|
| MLS Number: | A11519078 |
| Status: | Temp Off Market |
| Size: | 644 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | Valet Parking |
| View: | |
| List Price: | \$395,000 |
| List PPSF: | \$613 |
| Valuated Price: | \$397,000 |
| Valuated PPSF: | \$616 |

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

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| Number of units: | 147 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 24 |
| Building inventory for sale: | 16% |
| Number of sales over the last 12 months: | 5 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 0 |

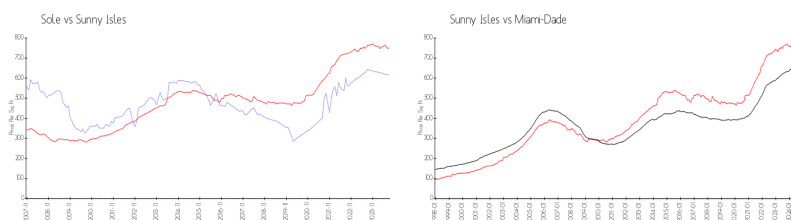
Building Association Information

Sole on the Ocean Condominium
(786) 923 9300

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|--------------|----------|
| 1407 | 644 sq ft | Jun 2024 | \$340,000 | \$528 |
| 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 |

Market Information



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|--------------|---------------|--------------|---------------|
| Sole: | \$615/sq. ft. | Sunny Isles: | \$749/sq. ft. |
| Sunny Isles: | \$749/sq. ft. | Miami-Dade: | \$696/sq. ft. |

Inventory for Sale

| | |
|-------------|-----|
| Sole | 16% |
| Sunny Isles | 6% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------|----------|
| Sole | 170 days |
| Sunny Isles | 116 days |
| Miami-Dade | 85 days |

