

Unit PH1 - Towne Royale

PH1 - 17800 Atlantic Blvd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11521994
 Status: Active
 Size: 1,030 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking
 View:
 List Price: \$430,000
 List PPSF: \$417
 Valuated Price: \$347,000
 Valuated PPSF: \$337

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: 54
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 7%
 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: 1

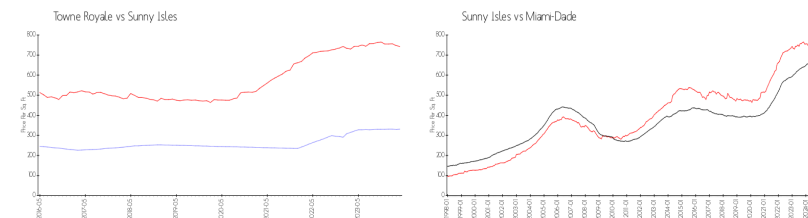
Building Association Information

Towne Royale Condominium
 Address: 17800 Atlantic Blvd,
 Sunny Isles Beach, FL 33160
 Phone: +1 305-932-1158

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH14	1,440 sq ft	Mar 2024	\$370,000	\$257
PH15	930 sq ft	Aug 2023	\$280,000	\$301
303	930 sq ft	Jun 2023	\$275,000	\$296
503	930 sq ft	May 2023	\$280,000	\$301
310	1,359 sq ft	May 2023	\$440,000	\$324

Market Information



Towne Royale: \$331/sq. ft.
 Sunny Isles: \$743/sq. ft.
 Sunny Isles: \$743/sq. ft.
 Miami-Dade: \$698/sq. ft.

Inventory for Sale

Towne Royale 7%
 Sunny Isles 5%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

Towne Royale	56 days
Sunny Isles	113 days
Miami-Dade	81 days