

Unit 1501 - Aurora

1501 - 17550 Collins Ave, Sunny Isles Beach, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11528501
Status:	Active
Size:	2,100 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$2,750,000
List PPSF:	\$1,310
Valuated Price:	\$2,267,000
Valuated PPSF:	\$1,080

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:	61
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	19%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

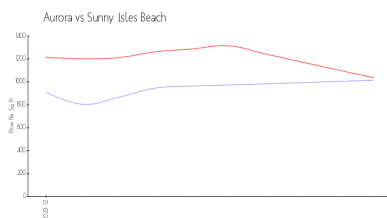
Building Association Information

Aurora Sunny Isles
Address: 17550 Collins Ave,
Sunny Isles Beach, FL 33160,
Phone: +1 305-974-0102

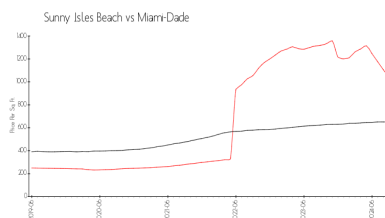
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1005		Mar 2024	\$1,900,000	
403		Mar 2024	\$1,888,000	
PH03		Mar 2024	\$3,150,000	
705		Mar 2024	\$1,440,000	
905		Mar 2024	\$1,515,000	

Market Information



Aurora: \$1014/sq. ft.
Sunny Isles Beach: \$1037/sq. ft.



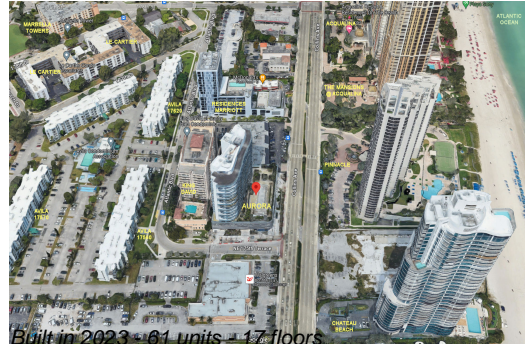
Sunny Isles Beach: \$1037/sq. ft.
Miami-Dade: \$694/sq. ft.

Inventory for Sale

Aurora	20%
Sunny Isles Beach	7%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Aurora	19 days
Sunny Isles Beach	38 days



Built in 2023 - 61 units - 17 floors

