

# Unit 2203 - Sole

2203 - 17315 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11538116
Status:	Active
Size:	1,007 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$680,000
List PPSF:	\$675
Valuated Price:	\$672,000
Valuated PPSF:	\$667

*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:	147
Number of active listings for rent:	0
Number of active listings for sale:	19
Building inventory for sale:	12%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

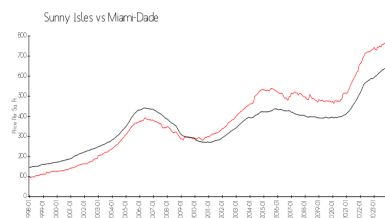
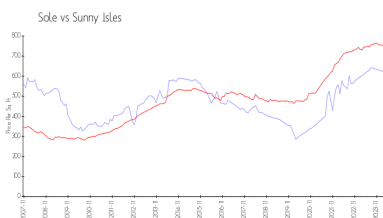
## Building Association Information

Sole on the Ocean Condominium  
(786) 923 9300

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1801 A&B	1,201 sq ft	Aug 2023	\$800,000	\$666
1607	644 sq ft	Jul 2023	\$375,000	\$582

## Market Information



Sole:	\$618/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Sole	13%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Sole	116 days
Sunny Isles	114 days
Miami-Dade	81 days