

Unit 1508 - Sole

1508 - 17315 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|------------------------|
| MLS Number: | A11538275 |
| Status: | Active |
| Size: | 644 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space, Valet Parking |
| View: | |
| List Price: | \$390,000 |
| List PPSF: | \$606 |
| Valuated Price: | \$367,000 |
| Valuated PPSF: | \$570 |

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: | 15 |
| Building inventory for sale: | 10% |
| Number of sales over the last 12 months: | 10 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 1 |

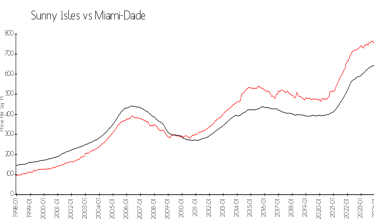
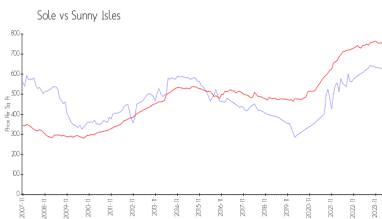
Building Association Information

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: | \$623/sq. ft. | Sunny Isles: | \$743/sq. ft. |
| Sunny Isles: | \$743/sq. ft. | Miami-Dade: | \$698/sq. ft. |

Inventory for Sale

| | |
|-------------|-----|
| Sole | 10% |
| Sunny Isles | 5% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months



Sole
Sunny Isles
Miami-Dade

116 days
113 days
81 days