

# Unit 607 - Sole

607 - 17315 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11540349  
 Status: Active  
 Size: 908 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$650,000  
 List PPSF: \$716  
 Valuated Price: \$520,000  
 Valuated PPSF: \$573

*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

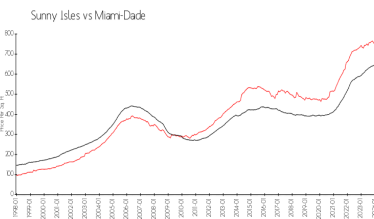
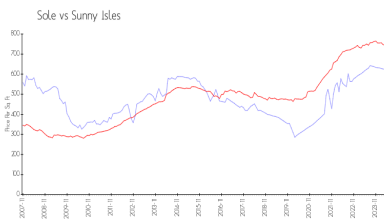
## Building Association Information

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