

# Unit PH2607 - M Resort

PH2607 - 18683 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11544399  
 Status: Active  
 Size: 1,497 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$1,480,000  
 List PPSF: \$989  
 Valuated Price: \$1,229,000  
 Valuated PPSF: \$821

*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.*

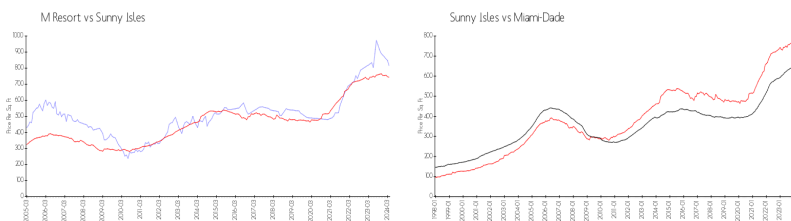
## Building Information

Number of units: 210  
 Number of active listings for rent: 14  
 Number of active listings for sale: 7  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2109	688 sq ft	Mar 2024	\$640,000	\$930
2008	1,497 sq ft	Dec 2023	\$1,100,000	\$735
1908	1,497 sq ft	Nov 2023	\$1,050,000	\$701
906	688 sq ft	Nov 2023	\$630,000	\$916
2506	688 sq ft	Nov 2023	\$640,000	\$930

## Market Information



M Resort:	\$814/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

M Resort: 3%  
 Sunny Isles: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

M Resort: 102 days  
 Sunny Isles: 113 days  
 Miami-Dade: 81 days

