

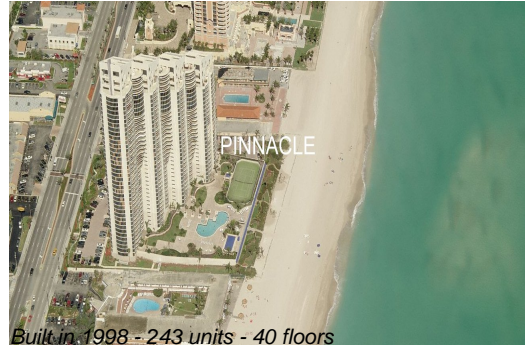
Unit 1908 - Pinnacle

1908 - 17555 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11546440
 Status: Active
 Size: 2,090 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Covered Parking, Valet Parking
 View:
 List Price: \$2,399,000
 List PPSF: \$1,148
 Valuated Price: \$2,195,000
 Valuated PPSF: \$1,050

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: 243
 Number of active listings for rent: 19
 Number of active listings for sale: 7
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

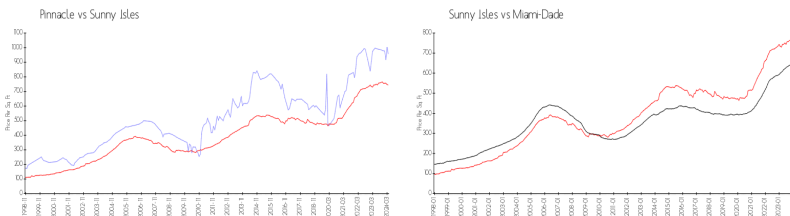
Building Association Information

The Pinnacle Condominium Association Inc
 (305) 935-7155 & (305) 932-7001

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1504	1,590 sq ft	Mar 2024	\$1,150,000	\$723
601	2,090 sq ft	Mar 2024	\$1,800,000	\$861
1006	1,590 sq ft	Feb 2024	\$1,325,000	\$833
404	1,590 sq ft	Jan 2024	\$1,350,000	\$849
2107	1,840 sq ft	Oct 2023	\$2,660,000	\$1,446
2008	2,090 sq ft	Oct 2023	\$2,200,000	\$1,053

Market Information



Pinnacle: \$955/sq. ft.
 Sunny Isles: \$743/sq. ft.
 Sunny Isles: \$743/sq. ft.
 Miami-Dade: \$698/sq. ft.

Inventory for Sale

Pinnacle 3%
 Sunny Isles 5%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months

Pinnacle	91 days
Sunny Isles	113 days
Miami-Dade	81 days