

Unit 4-705 - Parque Towers (300&330)

4-705 - 300 Sunny Isles Blvd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|--------------------------------|
| MLS Number: | A11550378 |
| Status: | Active |
| Size: | 1,541 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | |
| Parking Spaces: | Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$1,240,000 |
| List PPSF: | \$805 |
| Valuated Price: | \$989,000 |
| Valuated PPSF: | \$642 |

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: | 320 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 30 |
| Building inventory for sale: | 9% |
| Number of sales over the last 12 months: | 24 |
| Number of sales over the last 6 months: | 13 |
| Number of sales over the last 3 months: | 9 |

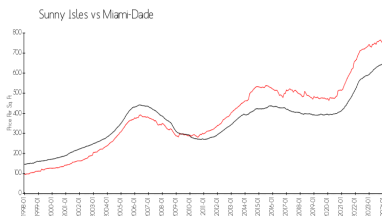
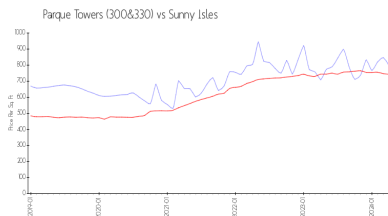
Building Association Information

Parque Towers
 Address: 300-330 Sunny Isles Blvd,
 Sunny Isles Beach, FL 33160
 Phone: +1 305-692-8500

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 5-1401 | 1,892 sq ft | Apr 2024 | \$1,450,000 | \$766 |
| 5-1906 | 1,524 sq ft | Apr 2024 | \$1,400,000 | \$919 |
| 5-2307 | 1,892 sq ft | Apr 2024 | \$1,456,500 | \$770 |
| 4-1802 | 1,892 sq ft | Mar 2024 | \$1,500,000 | \$793 |
| 5-908 | 1,892 sq ft | Mar 2024 | \$1,600,000 | \$846 |

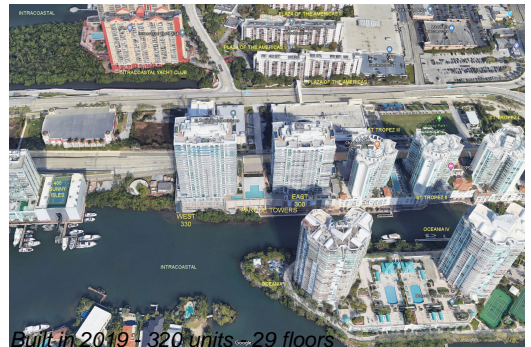
Market Information



| | | | |
|--------------------------|---------------|--------------|---------------|
| Parque Towers (300&330): | \$795/sq. ft. | Sunny Isles: | \$743/sq. ft. |
| Sunny Isles: | \$743/sq. ft. | Miami-Dade: | \$698/sq. ft. |

Inventory for Sale

| | |
|-------------------------|----|
| Parque Towers (300&330) | 9% |
| Sunny Isles | 5% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|-------------------------|----------|
| Parque Towers (300&330) | 180 days |
| Sunny Isles | 113 days |
| Miami-Dade | 81 days |