

# Unit 2904 - Setai

2904 - 2001 Collins Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11581563  
 Status: Active  
 Size: 1,141 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$2,650,000  
 List PPSF: \$2,323  
 Valuated Price: \$2,540,000  
 Valuated PPSF: \$2,226

*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: 250  
 Number of active listings for rent: 39  
 Number of active listings for sale: 14  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

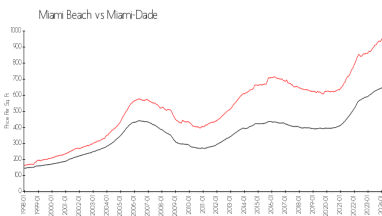
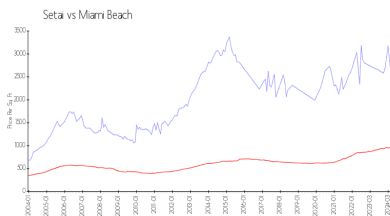
## Building Association Information

Setai Condominium  
 (305) 520 6244

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
TH C	1,565 sq ft	Apr 2024	\$2,875,000	\$1,837
PHC	1,316 sq ft	Mar 2024	\$4,800,000	\$3,647
3302	1,213 sq ft	Mar 2024	\$270,000	\$223
2507	1,279 sq ft	Feb 2024	\$4,150,000	\$3,245
3004	1,237 sq ft	Dec 2023	\$2,625,000	\$2,122

## Market Information



Setai: \$2526/sq. ft.      Miami Beach: \$970/sq. ft.  
 Miami Beach: \$970/sq. ft.      Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Setai: 6%  
 Miami Beach: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Built in 2001 - 250 units - 39 units for sale

Setai  
Miami Beach  
Miami-Dade

172 days  
97 days  
82 days