

Unit 2904 - Setai

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

Unit Information

MLS Number:	A11581563
Status:	Pending
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:	\$2,529,000
Valuated PPSF:	\$2,216

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:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

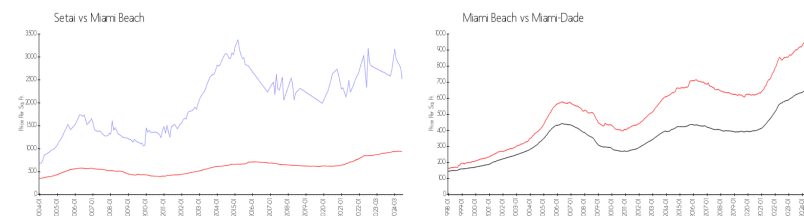
Building Association Information

Setai Condominium
(305) 520 6244

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
TH-E	1,565 sq ft	Jul 2024	\$3,900,000	\$2,492
3002	1,213 sq ft	Jul 2024	\$2,650,000	\$2,185
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

Market Information



Setai:	\$2515/sq. ft.	Miami Beach:	\$943/sq. ft.
Miami Beach:	\$943/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Setai	217 days
Miami Beach	100 days
Miami-Dade	85 days



Built in 2001 - 250 units - 39 floors