

Unit 2409 - Sunset Harbour South

2409 - 1800 Sunset Harbour Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11592888
 Status: Active
 Size: 800 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$675,000
 List PPSF: \$844
 Valuated Price: \$895,000
 Valuated PPSF: \$1,119

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: 209
 Number of active listings for rent: 1
 Number of active listings for sale: 11
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 7

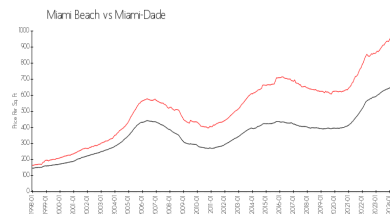
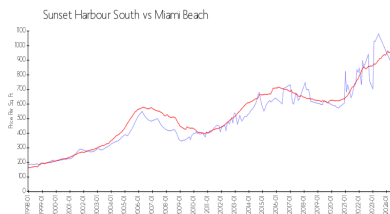
Building Association Information

Sunset Harbour South Condominium
 Association, Inc. 305-538-6849

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 2109 | 800 sq ft | Jun 2024 | \$670,000 | \$838 |
| 1002 | 2,246 sq ft | May 2024 | \$3,250,000 | \$1,447 |
| 1508 | 1,220 sq ft | May 2024 | \$1,106,000 | \$907 |
| 1708 | 1,220 sq ft | May 2024 | \$1,290,000 | \$1,057 |
| 1903 | 1,130 sq ft | Apr 2024 | \$875,000 | \$774 |
| 2403 | 984 sq ft | Apr 2024 | \$765,000 | \$777 |
| 1906 | 1,250 sq ft | Apr 2024 | \$1,500,000 | \$1,200 |

Market Information



| | | | |
|-----------------------|----------------|--------------|---------------|
| Sunset Harbour South: | \$1071/sq. ft. | Miami Beach: | \$970/sq. ft. |
| Miami Beach: | \$970/sq. ft. | Miami-Dade: | \$705/sq. ft. |

Inventory for Sale

Sunset Harbour South: 5%
 Miami Beach: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

| | |
|----------------------|---------|
| Sunset Harbour South | 35 days |
| Miami Beach | 97 days |
| Miami-Dade | 81 days |