

# Unit 2409 - Sunset Harbour South

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

## Unit Information

MLS Number:	A11592888
Status:	Active Under Contract
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:	\$752,000
Valuated PPSF:	\$940

*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:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	3

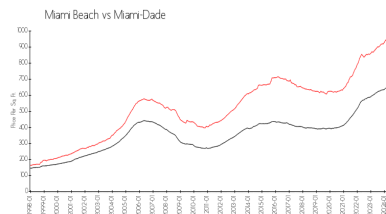
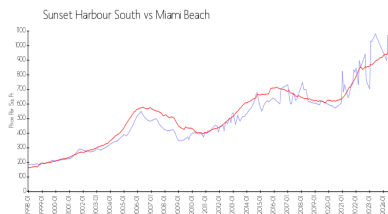
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1015	1,140 sq ft	Sep 2024	\$670,000	\$588
807	1,770 sq ft	Jul 2024	\$1,250,000	\$706
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

## Market Information



Sunset Harbour South:	\$899/sq. ft.	Miami Beach:	\$943/sq. ft.
Miami Beach:	\$943/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Sunset Harbour South	4%
Miami Beach	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Sunset Harbour South	49 days
Miami Beach	100 days



