

Unit 2703 - Pinnacle

2703 - 17555 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11599296
Status:	Active
Size:	1,840 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$2,199,000
List PPSF:	\$1,195
Valuated Price:	\$1,817,000
Valuated PPSF:	\$988

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:	243
Number of active listings for rent:	19
Number of active listings for sale:	9
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

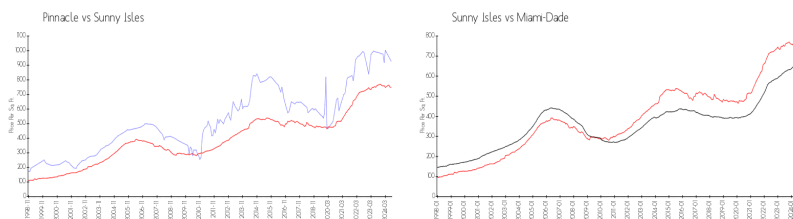
Building Association Information

The Pinnacle Condominium Association Inc
(305) 935-7155 & (305) 932-7001

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1504	1,590 sq ft	Mar 2024	\$1,150,000	\$723
601	2,090 sq ft	Mar 2024	\$1,800,000	\$861
1006	1,590 sq ft	Feb 2024	\$1,325,000	\$833
404	1,590 sq ft	Jan 2024	\$1,350,000	\$849
2107	1,840 sq ft	Oct 2023	\$2,660,000	\$1,446
2008	2,090 sq ft	Oct 2023	\$2,200,000	\$1,053

Market Information



Pinnacle:	\$925/sq. ft.	Sunny Isles:	\$749/sq. ft.
Sunny Isles:	\$749/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Pinnacle	4%
Sunny Isles	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Pinnacle	72 days
Sunny Isles	116 days
Miami-Dade	85 days

