

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:	\$2,399,000
List PPSF:	\$1,304
Valuated Price:	\$1,822,000
Valuated PPSF:	\$990

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:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

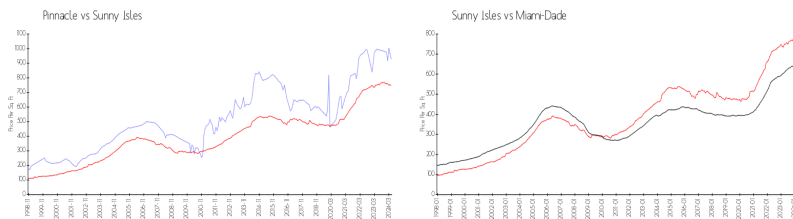
Building Association Information

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

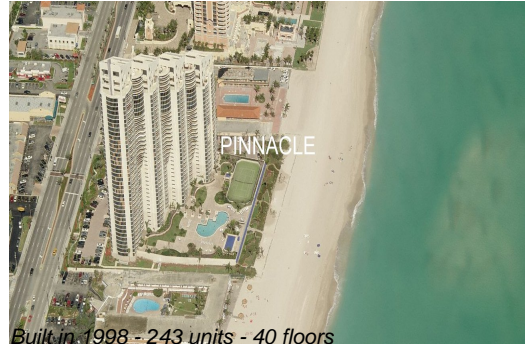


Pinnacle:	\$927/sq. ft.	Sunny Isles:	\$748/sq. ft.
Sunny Isles:	\$748/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

Pinnacle	3%
Sunny Isles	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Built in 1998 - 243 units - 40 floors

Pinnacle
Sunny Isles
Miami-Dade

91 days
116 days
82 days