

Unit 4-2508 - Parque Towers (300&330)

4-2508 - 300 Sunny Isles Blvd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11599415
 Status: Active
 Size: 1,892 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Assigned Parking, Covered Parking

View:
 List Price: \$1,890,000
 List PPSF: \$999
 Valuated Price: \$1,743,000
 Valuated PPSF: \$921

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: 320
 Number of active listings for rent: 0
 Number of active listings for sale: 26
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 22
 Number of sales over the last 6 months: 14
 Number of sales over the last 3 months: 7

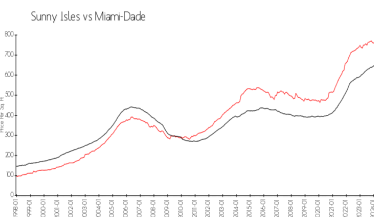
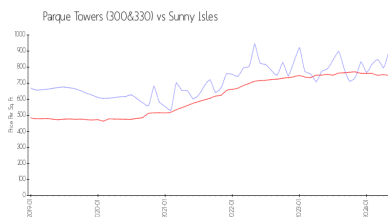
Building Association Information

Parque Towers
 Address: 300-330 Sunny Isles Blvd,
 Sunny Isles Beach, FL 33160
 Phone: +1 305-692-8500

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5-TS04	4,736 sq ft	May 2024	\$4,430,000	\$935
4-1907	1,892 sq ft	May 2024	\$1,465,000	\$774
5-2008	1,892 sq ft	May 2024	\$1,789,000	\$946
5-902	1,892 sq ft	May 2024	\$1,900,000	\$1,004
5-1401	1,892 sq ft	Apr 2024	\$1,450,000	\$766
5-1906	1,524 sq ft	Apr 2024	\$1,400,000	\$919
5-2307	1,892 sq ft	Apr 2024	\$1,456,500	\$770

Market Information



Parque Towers (300&330):	\$904/sq. ft.	Sunny Isles:	\$748/sq. ft.
Sunny Isles:	\$748/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale



Parque Towers (300&330)	8%
Sunny Isles	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Parque Towers (300&330)	174 days
Sunny Isles	116 days
Miami-Dade	82 days