

# Unit 2504 - Setai

2504 - 2001 Collins Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11601518
Status:	Active
Size:	1,141 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Covered Parking,Valet Parking
View:	
List Price:	\$2,750,000
List PPSF:	\$2,410
Valuated Price:	\$2,441,000
Valuated PPSF:	\$2,139

*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:	250
Number of active listings for rent:	39
Number of active listings for sale:	13
Building inventory for sale:	5%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

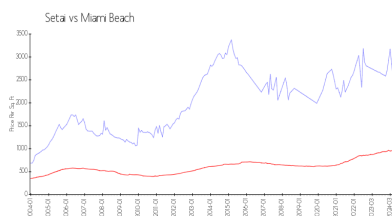
## Building Association Information

Setai Condominium  
(305) 520 6244

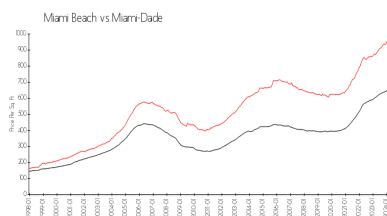
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
TH C	1,565 sq ft	Apr 2024	\$2,875,000	\$1,837
PHC	1,316 sq ft	Mar 2024	\$4,800,000	\$3,647
3302	1,213 sq ft	Mar 2024	\$270,000	\$223
2507	1,279 sq ft	Feb 2024	\$4,150,000	\$3,245
3004	1,237 sq ft	Dec 2023	\$2,625,000	\$2,122

## Market Information



Setai: \$2526/sq. ft.  
Miami Beach: \$970/sq. ft.



Miami Beach: \$970/sq. ft.  
Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Setai	5%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Setai	172 days
Miami Beach	98 days
Miami-Dade	82 days