

# Unit PH2603 - M Resort

PH2603 - 18683 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11602554
Status:	Active
Size:	688 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$680,000
List PPSF:	\$988
Valuated Price:	\$686,000
Valuated PPSF:	\$997

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.

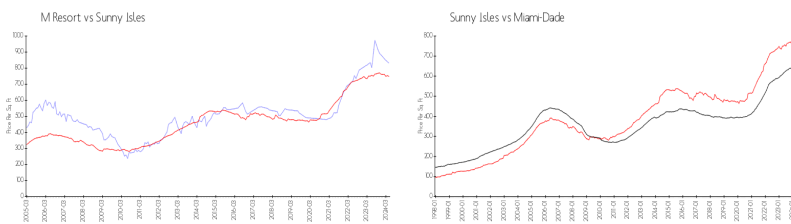
## Building Information

Number of units:	210
Number of active listings for rent:	14
Number of active listings for sale:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2109	688 sq ft	Mar 2024	\$640,000	\$930
2008	1,497 sq ft	Dec 2023	\$1,100,000	\$735
1908	1,497 sq ft	Nov 2023	\$1,050,000	\$701
906	688 sq ft	Nov 2023	\$630,000	\$916
2506	688 sq ft	Nov 2023	\$640,000	\$930

## Market Information



M Resort:	\$830/sq. ft.	Sunny Isles:	\$748/sq. ft.
Sunny Isles:	\$748/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

M Resort	3%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

M Resort	78 days
Sunny Isles	114 days
Miami-Dade	81 days

