

# Unit 2301 - Muse

2301 - 17141 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11611714
Status:	Active
Size:	3,195 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	
List Price:	\$5,680,000
List PPSF:	\$1,778
Valuated Price:	\$5,332,000
Valuated PPSF:	\$1,669

*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:	63
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	15%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

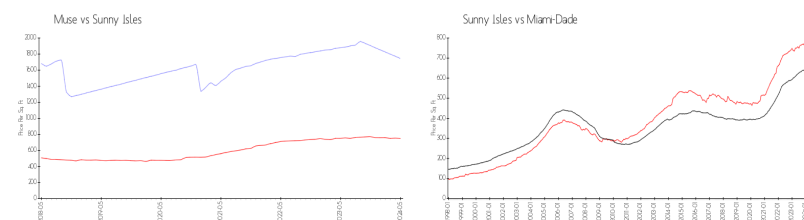
## Building Association Information

Muse Condominium Association Inc.  
Address: 17141 Collins Ave,  
Sunny Isles Beach, FL 33160  
Phone: +1 786-753-6124

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2401	3,195 sq ft	May 2024	\$5,200,000	\$1,628
4301	5,431 sq ft	Sep 2023	\$12,400,000	\$2,283
1601	3,195 sq ft	Aug 2023	\$5,450,000	\$1,706

## Market Information

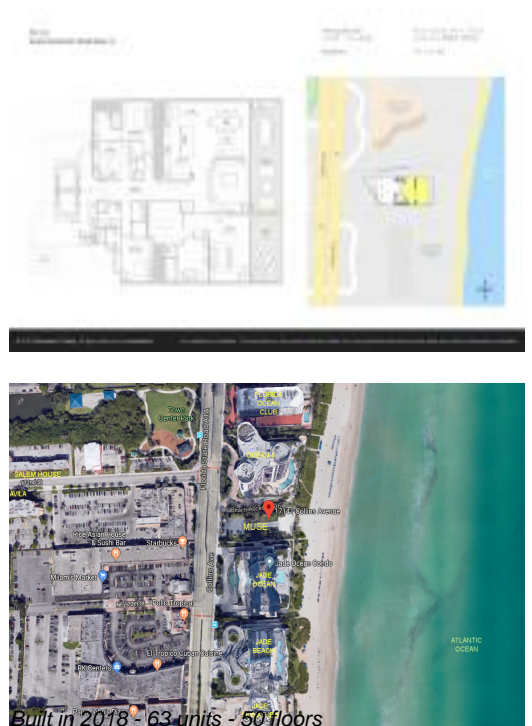


Muse:	\$1745/sq. ft.	Sunny Isles:	\$748/sq. ft.
Sunny Isles:	\$748/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Muse	16%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Muse  
Sunny Isles  
Miami-Dade

425 days  
116 days  
82 days