

# Unit 503 - M Resort

503 - 18683 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11622657  
 Status: Active  
 Size: 688 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$655,000  
 List PPSF: \$952  
 Valuated Price: \$571,000  
 Valuated PPSF: \$830

*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.*

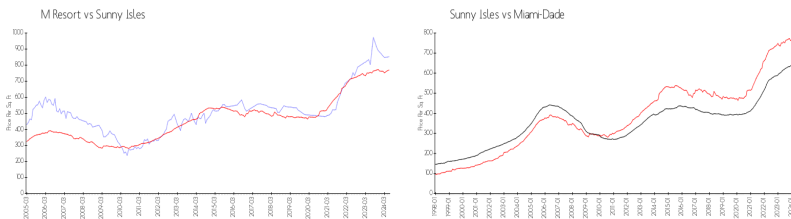
## Building Information

Number of units: 210  
 Number of active listings for rent: 14  
 Number of active listings for sale: 5  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
907	1,497 sq ft	Jul 2024	\$1,065,000	\$711
610	688 sq ft	Jun 2024	\$635,000	\$923
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:	\$852/sq. ft.	Sunny Isles:	\$769/sq. ft.
Sunny Isles:	\$769/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

M Resort: 2%  
 Sunny Isles: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

M Resort: 157 days  
 Sunny Isles: 117 days  
 Miami-Dade: 83 days

