

Unit 2302 - Sole

2302 - 17315 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11622751
Status:	Active
Size:	1,201 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$885,000
List PPSF:	\$737
Valuated Price:	\$834,000
Valuated PPSF:	\$707

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:	147
Number of active listings for rent:	0
Number of active listings for sale:	21
Building inventory for sale:	14%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

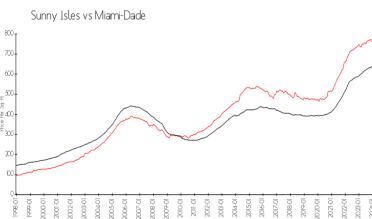
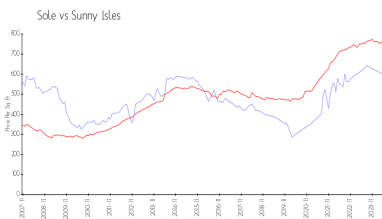
Building Association Information

Sole on the Ocean Condominium
(786) 923 9300

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1407	644 sq ft	Jun 2024	\$340,000	\$528
1802	1,201 sq ft	Feb 2024	\$82,800,000	\$68,943
2008	644 sq ft	Nov 2023	\$375,000	\$582
1808	644 sq ft	Nov 2023	\$389,000	\$604
1801 A&B	1,201 sq ft	Aug 2023	\$800,000	\$666

Market Information



Sole:	\$595/sq. ft.	Sunny Isles:	\$769/sq. ft.
Sunny Isles:	\$769/sq. ft.	Miami-Dade:	\$704/sq. ft.

Inventory for Sale

Sole	14%
Sunny Isles	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Sole
Sunny Isles
Miami-Dade

145 days
117 days
83 days