

Unit 4-2103 - Parque Towers (300&330)

4-2103 - 300 Sunny Isles Blvd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11628449
Status:	Active
Size:	1,524 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$1,250,000
List PPSF:	\$820
Valuated Price:	\$1,215,000
Valuated PPSF:	\$797

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:	320
Number of active listings for rent:	0
Number of active listings for sale:	32
Building inventory for sale:	10%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

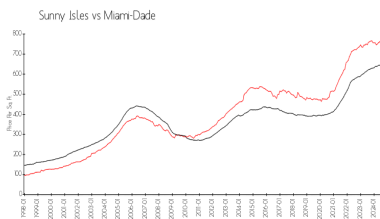
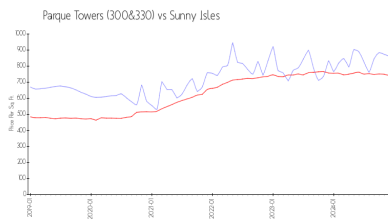
Building Association Information

Parque Towers
 Address: 300-330 Sunny Isles Blvd,
 Sunny Isles Beach, FL 33160
 Phone: +1 305-692-8500

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5-1501	1,892 sq ft	Dec 2024	\$1,567,880	\$829
4-1908	1,892 sq ft	Oct 2024	\$1,640,000	\$867
5-1107	1,892 sq ft	Oct 2024	\$1,509,000	\$798
5-2304	3,084 sq ft	Sep 2024	\$3,200,000	\$1,038
5-1705	1,541 sq ft	Sep 2024	\$1,150,000	\$746
5-503	1,524 sq ft	Sep 2024	\$1,150,000	\$755

Market Information

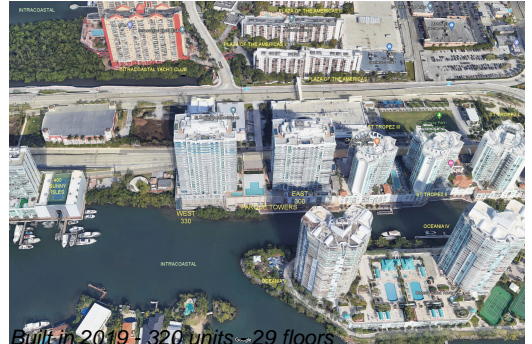


Parque Towers (300&330):	\$859/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Parque Towers (300&330)	10%
Sunny Isles	7%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months



Parque Towers (300&330)

194 days

Sunny Isles

116 days

Miami-Dade

90 days