

# Unit 2604 - Pinnacle

2604 - 17555 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11657832  
 Status: Active  
 Size: 1,590 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$1,550,000  
 List PPSF: \$975  
 Valuated Price: \$1,552,000  
 Valuated PPSF: \$976

*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: 243  
 Number of active listings for rent: 19  
 Number of active listings for sale: 11  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

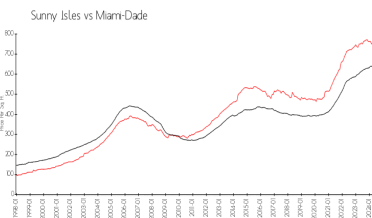
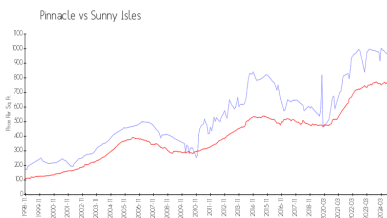
## Building Association Information

The Pinnacle Condominium Association Inc  
 (305) 935-7155 & (305) 932-7001

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1203	1,840 sq ft	Oct 2024	\$1,600,000	\$870
1504	1,590 sq ft	Mar 2024	\$1,150,000	\$723
601	2,090 sq ft	Mar 2024	\$1,800,000	\$861
1006	1,590 sq ft	Feb 2024	\$1,325,000	\$833
404	1,590 sq ft	Jan 2024	\$1,350,000	\$849

## Market Information



Pinnacle: \$955/sq. ft.      Sunny Isles: \$757/sq. ft.  
 Sunny Isles: \$757/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Pinnacle: 5%  
 Sunny Isles: 7%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Pinnacle: 57 days  
 Sunny Isles: 111 days  
 Miami-Dade: 86 days

