

# Unit 306 - Avila South

306 - 200 172 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11658264  
Status: Active  
Size: 546 Sq ft.  
Bedrooms: 1  
Full Bathrooms: 1  
Half Bathrooms: 1  
Parking Spaces: 1 Space,Assigned  
Parking,Detached,Guest Parking  
View:  
List Price: \$335,000  
List PPSF: \$614  
Valuated Price: \$195,000  
Valuated PPSF: \$357

*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: 196  
Number of active listings for rent: 0  
Number of active listings for sale: 17  
Building inventory for sale: 8%  
Number of sales over the last 12 months: 2  
Number of sales over the last 6 months: 1  
Number of sales over the last 3 months: 0

## Building Association Information

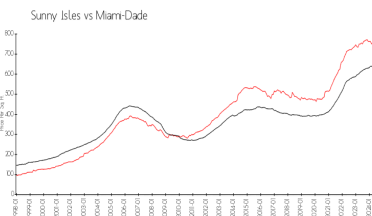
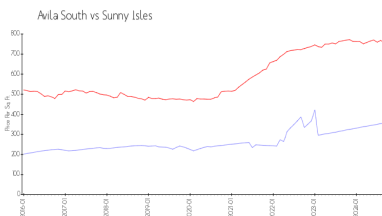
Avila South Condo Association  
Address: 200 172nd St,  
Sunny Isles Beach, FL 33160  
Phone: +1 305-945-9772  
+1 305-947-6374

<http://www.avilasouth.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
430	725 sq ft	Aug 2024	\$225,000	\$310
232	725 sq ft	Apr 2024	\$240,000	\$331

## Market Information

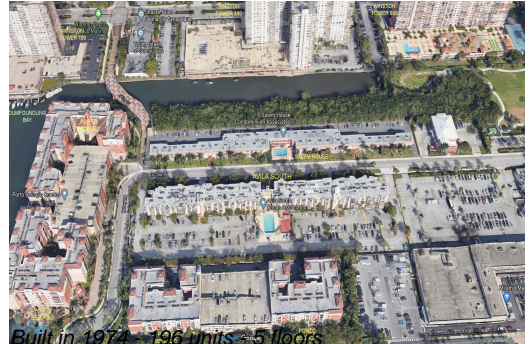


Avila South:	\$357/sq. ft.	Sunny Isles:	\$757/sq. ft.
Sunny Isles:	\$757/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Avila South: 9%  
Sunny Isles: 7%  
Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Avila South  
Sunny Isles  
Miami-Dade

48 days  
112 days  
86 days