

# Unit 424 - Avila South

424 - 200 172 St, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11662952  
 Status: Active  
 Size: 725 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$284,900  
 List PPSF: \$393  
 Valuated Price: \$261,000  
 Valuated PPSF: \$360

*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: 19  
 Building inventory for sale: 9%  
 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

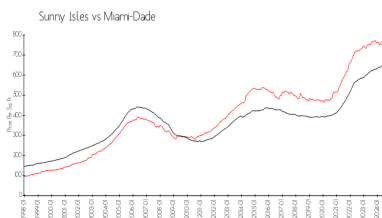
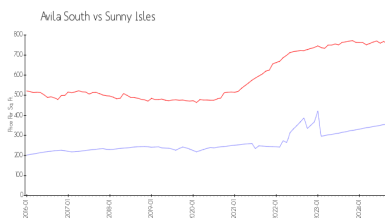
Avila South Condo Association  
 Address: 200 172nd St,  
 Sunny Isles Beach, FL 33160  
 Phone: +1 305-945-9772  
 +1 305-947-6374

<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



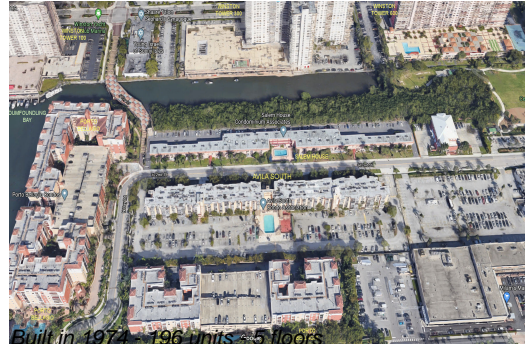
Avila South: \$357/sq. ft.      Sunny Isles: \$757/sq. ft.  
 Sunny Isles: \$757/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Avila South: 10%  
 Sunny Isles: 7%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Avila South: 48 days



Sunny Isles  
Miami-Dade

113 days  
87 days