

# Unit 2604 - Setai

2604 - 2001 Collins Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11665322  
 Status: Active  
 Size: 1,141 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$27,000  
 List PPSF: \$24  
 Valuated Price: \$2,795,000  
 Valuated PPSF: \$2,450

*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.*



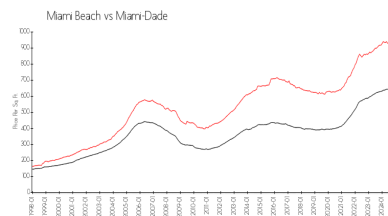
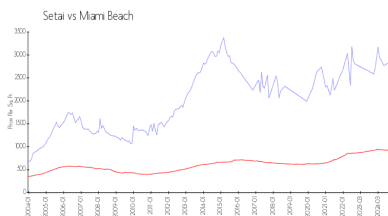
## Building Information

Number of units: 250  
 Number of active listings for rent: 39  
 Number of active listings for sale: 20  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

Setai Condominium  
 (305) 520 6244

## Market Information



Setai: \$2864/sq. ft.      Miami Beach: \$939/sq. ft.  
 Miami Beach: \$939/sq. ft.      Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Setai: 8%  
 Miami Beach: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Setai: 253 days  
 Miami Beach: 104 days  
 Miami-Dade: 90 days