

Unit PH2603 - M Resort

PH2603 - 18683 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11676391
 Status: Active
 Size: 688 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking,Valet Parking
 View:
 List Price: \$675,000
 List PPSF: \$981
 Valuated Price: \$663,000
 Valuated PPSF: \$964

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.

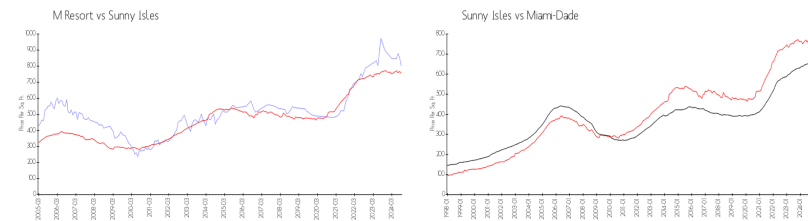
Building Information

Number of units: 210
 Number of active listings for rent: 14
 Number of active listings for sale: 7
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2406	688 sq ft	Aug 2024	\$680,000	\$988
1406	688 sq ft	Aug 2024	\$640,000	\$930
907	1,497 sq ft	Jul 2024	\$1,065,000	\$711
610	688 sq ft	Jun 2024	\$635,000	\$923
2109	688 sq ft	Mar 2024	\$640,000	\$930

Market Information



M Resort:	\$802/sq. ft.	Sunny Isles:	\$757/sq. ft.
Sunny Isles:	\$757/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

M Resort: 3%
 Sunny Isles: 7%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

M Resort: 138 days
 Sunny Isles: 111 days
 Miami-Dade: 86 days

