

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.

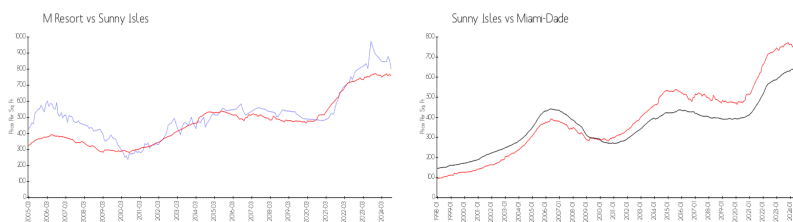
Building Information

Number of units:	210
Number of active listings for rent:	14
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	0

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	4%
Sunny Isles	7%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

M Resort	164 days
Sunny Isles	113 days
Miami-Dade	87 days

