

# Unit 502 - Aurora

502 - 17550 Collins Ave, Sunny Isles Beach, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11682377
Status:	Active
Size:	1,384 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Street Parking, Valet Parking
View:	
List Price:	\$1,600,000
List PPSF:	\$1,156
Valuated Price:	\$1,288,000
Valuated PPSF:	\$931

*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:	61
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	19%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

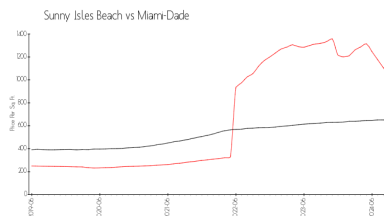
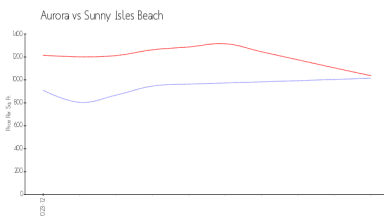
## Building Association Information

Aurora Sunny Isles  
 Address: 17550 Collins Ave,  
 Sunny Isles Beach, FL 33160,  
 Phone: +1 305-974-0102

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1005		Mar 2024	\$1,900,000	
403		Mar 2024	\$1,888,000	
PH03		Mar 2024	\$3,150,000	
705		Mar 2024	\$1,440,000	
905		Mar 2024	\$1,515,000	

## Market Information



Aurora:	\$1014/sq. ft.	Sunny Isles Beach:	\$1037/sq. ft.
Sunny Isles Beach:	\$1037/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Aurora	20%
Sunny Isles Beach	7%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Aurora	19 days
Sunny Isles Beach	37 days



