

Unit 2002 - Chateau Beach

2002 - 17475 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

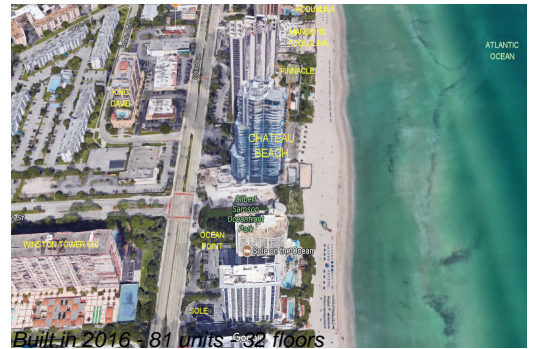
Unit Information

MLS Number: A11684446
 Status: Active
 Size: 2,300 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Guest Parking, Valet Parking

View:

List Price: \$3,175,000
 List PPSF: \$1,380
 Valuated Price: \$2,619,000
 Valuated PPSF: \$1,210

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.



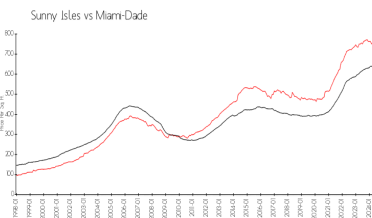
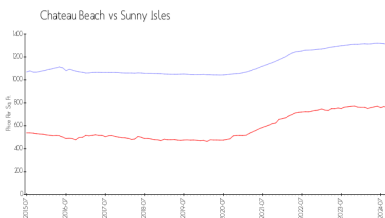
Building Information

Number of units: 81
 Number of active listings for rent: 0
 Number of active listings for sale: 7
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1401	2,703 sq ft	Apr 2024	\$3,175,000	\$1,175
2702	3,049 sq ft	Feb 2024	\$3,450,000	\$1,132
503	1,599 sq ft	Jan 2024	\$1,750,000	\$1,094

Market Information



Chateau Beach: \$1310/sq. ft.
 Sunny Isles: \$757/sq. ft.

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 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Chateau Beach: 9%
 Sunny Isles: 7%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Chateau Beach: 169 days
 Sunny Isles: 111 days
 Miami-Dade: 86 days