

# Unit 1805 - Sole

1805 - 17315 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11684659  
 Status: Active  
 Size: 1,007 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$630,000  
 List PPSF: \$626  
 Valuated Price: \$570,000  
 Valuated PPSF: \$628

*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: 147  
 Number of active listings for rent: 0  
 Number of active listings for sale: 23  
 Building inventory for sale: 15%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

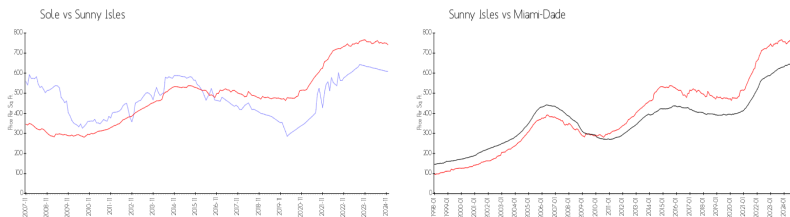
## Building Association Information

Sole on the Ocean Condominium  
 (786) 923 9300

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1803	1,007 sq ft	Jan 2025	\$600,000	\$596
1407	644 sq ft	Jun 2024	\$340,000	\$528
1802	1,201 sq ft	Feb 2024	\$82,800,000	\$68,943

## Market Information



Sole: \$605/sq. ft.  
 Sunny Isles: \$742/sq. ft.  
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 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Sole: 16%  
 Sunny Isles: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Sole: 154 days  
 Sunny Isles: 116 days  
 Miami-Dade: 90 days

