

Unit 3509 - Setai

3509 - 2001 Collins Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11695423
Status:	Active
Size:	6,151 Sq ft.
Bedrooms:	5
Full Bathrooms:	5
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$24,950,000
List PPSF:	\$4,056
Valuated Price:	\$10,781,000
Valuated PPSF:	\$4,276

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:	250
Number of active listings for rent:	39
Number of active listings for sale:	20
Building inventory for sale:	8%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

Building Association Information

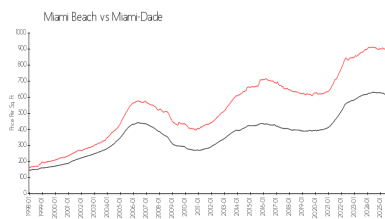
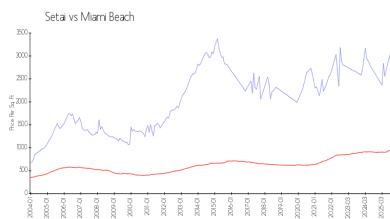
Setai Condominium
(305) 520 6244

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
TH-D	1,565 sq ft	Dec 2025	\$3,100,000	\$1,981
3202	1,213 sq ft	Nov 2025	\$2,650,000	\$2,185
1907	1,279 sq ft	Oct 2025	\$3,750,000	\$2,932
1705	821 sq ft	Oct 2025	\$1,950,000	\$2,375
1905	821 sq ft	Sep 2025	\$2,000,000	\$2,436

Market Information



Setai:	\$2646/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Setai	8%
Miami Beach	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Setai	110 days
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Miami Beach
Miami-Dade

94 days
77 days