

# Unit 2302 - Setai

2302 - 2001 Collins Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11700170  
 Status: Active  
 Size: 1,213 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$2,750,000  
 List PPSF: \$2,267  
 Valuated Price: \$2,552,000  
 Valuated PPSF: \$2,104

*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: 18  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

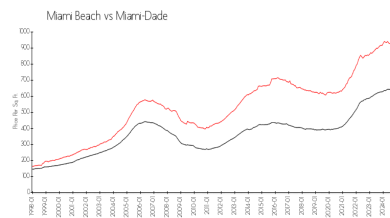
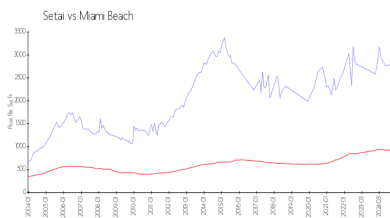
## Building Association Information

Setai Condominium  
 (305) 520 6244

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
TH-E	1,565 sq ft	Jul 2024	\$3,900,000	\$2,492
3002	1,213 sq ft	Jul 2024	\$2,650,000	\$2,185
TH C	1,565 sq ft	Apr 2024	\$2,875,000	\$1,837
PHC	1,316 sq ft	Mar 2024	\$4,800,000	\$3,647
3302	1,213 sq ft	Mar 2024	\$270,000	\$223

## Market Information



Setai: \$2787/sq. ft.      Miami Beach: \$936/sq. ft.  
 Miami Beach: \$936/sq. ft.      Miami-Dade: \$693/sq. ft.

## Inventory for Sale

Setai: 7%  
 Miami Beach: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Setai: 253 days  
 Miami Beach: 104 days  
 Miami-Dade: 88 days



Built in 2001 - 250 units - 39