

Unit 523 - Avila South

523 - 200 172 St, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | A11713589 |
| Status: | Active |
| Size: | 725 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Guest Parking |
| View: | |
| List Price: | \$299,900 |
| List PPSF: | \$414 |
| Valuated Price: | \$237,000 |
| Valuated PPSF: | \$327 |

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: | 196 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 10 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 6 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 1 |

Building Association Information

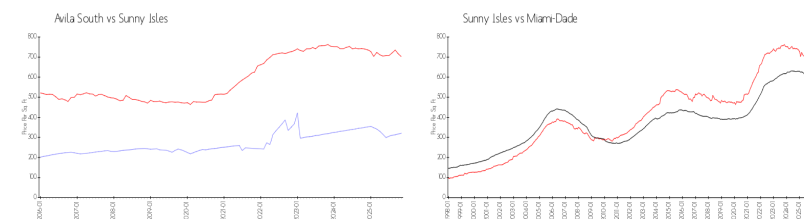
Avila South Condo Association
Address: 200 172nd St,
Sunny Isles Beach, FL 33160
Phone: +1 305-945-9772
+1 305-947-6374

<https://www.avilasouth.com/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 438 | 546 sq ft | Nov 2025 | \$177,000 | \$324 |
| 235 | 546 sq ft | Aug 2025 | \$200,000 | \$366 |
| 412 | 546 sq ft | Jun 2025 | \$165,000 | \$302 |
| 423 | 725 sq ft | Apr 2025 | \$190,000 | \$262 |
| 219 | 801 sq ft | Mar 2025 | \$270,000 | \$337 |

Market Information

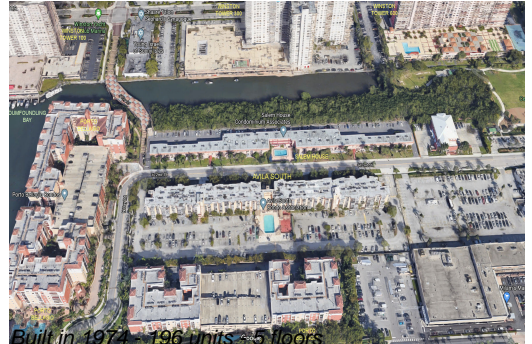


Avila South: \$321/sq. ft.
Sunny Isles: \$702/sq. ft.

Sunny Isles: \$702/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

| | |
|-------------|----|
| Avila South | 5% |
| Sunny Isles | 7% |
| Miami-Dade | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|-------------|----------|
| Avila South | 104 days |
| Sunny Isles | 113 days |
| Miami-Dade | 77 days |