

Unit 2306 - Sole

2306 - 17315 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11746326
Status:	Active
Size:	908 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Valet Parking
View:	
List Price:	\$710,000
List PPSF:	\$782
Valuated Price:	\$546,000
Valuated PPSF:	\$601

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.



Built in 2007 - 147 units - 23 floors

Building Information

Number of units:	147
Number of active listings for rent:	0
Number of active listings for sale:	15
Building inventory for sale:	10%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

Building Association Information

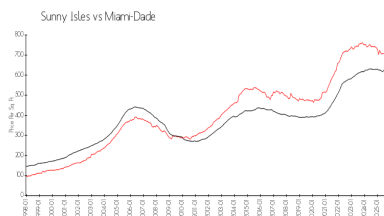
Sole on the Ocean Condominium
(786) 923 9300

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2302	1,201 sq ft	Dec 2025	\$810,000	\$674
2203	1,007 sq ft	Nov 2025	\$575,000	\$571
1806	908 sq ft	Nov 2025	\$500,000	\$551
1904	1,007 sq ft	Oct 2025	\$550,500	\$547
2007	644 sq ft	Sep 2025	\$325,000	\$505

Market Information



Sole:	\$552/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Sole	10%
Sunny Isles	7%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Sole	218 days
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Sunny Isles
Miami-Dade

113 days
77 days