

Unit 1803 - Setai

1803 - 2001 Collins Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | A11755520 |
| Status: | Active |
| Size: | 767 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Valet Parking |
| View: | |
| List Price: | \$2,375,000 |
| List PPSF: | \$3,096 |
| Valuated Price: | \$1,604,000 |
| Valuated PPSF: | \$2,091 |

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

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|--|-----|
| 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

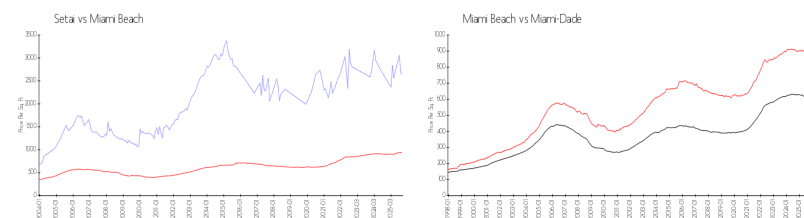
Setai Condominium
(305) 520 6244

<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 | 107 days |
|-------|----------|



Miami Beach
Miami-Dade

94 days
77 days