

Unit 1609 - M Resort

1609 - 18683 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11874424
Status:	Active
Size:	688 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$634,000
List PPSF:	\$922
Valuated Price:	\$598,000
Valuated PPSF:	\$869

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.

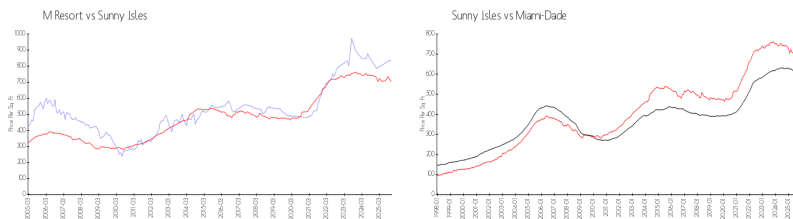
Building Information

Number of units:	210
Number of active listings for rent:	14
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1404	688 sq ft	Nov 2025	\$573,000	\$833
1107	1,497 sq ft	Oct 2025	\$1,035,000	\$691
2103	688 sq ft	Sep 2025	\$605,000	\$879
PH2606	688 sq ft	May 2025	\$630,000	\$916
2005	688 sq ft	Feb 2025	\$635,000	\$923

Market Information



M Resort:	\$832/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

M Resort	4%
Sunny Isles	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

M Resort	119 days
Sunny Isles	113 days
Miami-Dade	77 days

