

Unit 304 - Palau Sunset Harbour

304 - 1201 20 St, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11888135
Status:	Active
Size:	1,440 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Deeded Parking,Valet Parking
View:	
List Price:	\$2,389,000
List PPSF:	\$1,659
Valuated Price:	\$2,389,000
Valuated PPSF:	\$1,659

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:	43
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	6%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

Building Association Information

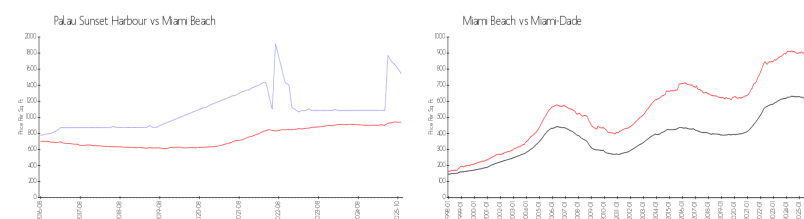
Palau Sunset Harbour
1201 20th St
Miami Beach, FL 33139
(305) 203-1081

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
313	701 sq ft	Nov 2025	\$750,000	\$1,070
413	701 sq ft	Aug 2025	\$699,000	\$997
310	1,481 sq ft	Aug 2025	\$1,665,000	\$1,124
PH02	2,031 sq ft	Jul 2025	\$3,500,000	\$1,723
206	866 sq ft	Apr 2025	\$825,000	\$953

Market Information



Palau Sunset Harbour:	\$1545/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Palau Sunset Harbour	7%
Miami Beach	4%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

Palau Sunset Harbour	49 days
Miami Beach	94 days
Miami-Dade	77 days