

Unit 2703 - Pinnacle

2703 - 17555 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11897473
Status:	Active
Size:	1,840 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$2,199,000
List PPSF:	\$1,195
Valuated Price:	\$1,976,000
Valuated PPSF:	\$1,074

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:	243
Number of active listings for rent:	19
Number of active listings for sale:	11
Building inventory for sale:	4%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

Building Association Information

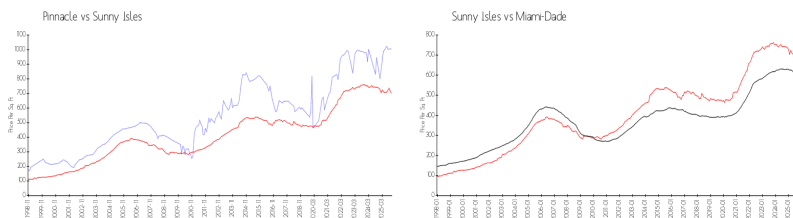
The Pinnacle Condominium Association Inc
(305) 935-7155 & (305) 932-7001

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3101	2,090 sq ft	Dec 2025	\$2,574,000	\$1,232
1608	2,090 sq ft	Dec 2025	\$2,065,000	\$988
1607	1,840 sq ft	Nov 2025	\$1,800,000	\$978
2701	2,090 sq ft	Aug 2025	\$1,800,000	\$861
2903	1,840 sq ft	Jul 2025	\$2,050,000	\$1,114

Market Information



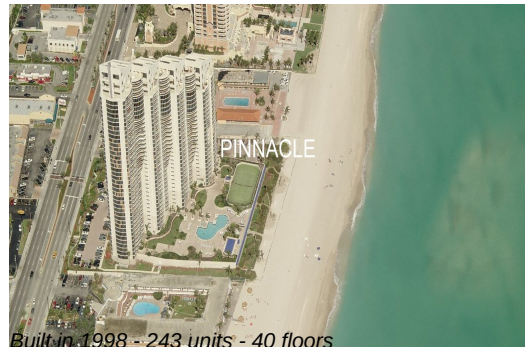
Pinnacle:	\$1006/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Pinnacle	5%
Sunny Isles	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Pinnacle	169 days
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Sunny Isles
Miami-Dade

113 days
77 days