

Unit 5-2303 - Parque Towers (300&330)

5-2303 - 300 Sunny Isles Blvd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	F10370724
Status:	Active
Size:	3,094 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Valet Parking
View:	Intracoastal View,Ocean View
List Price:	\$3,200,000
List PPSF:	\$1,034
Valuated Price:	\$2,729,000
Valuated PPSF:	\$882

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:	320
Number of active listings for rent:	0
Number of active listings for sale:	26
Building inventory for sale:	8%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	8

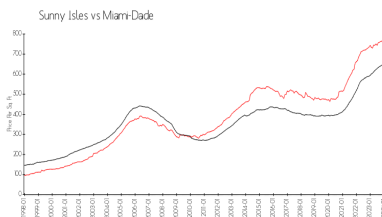
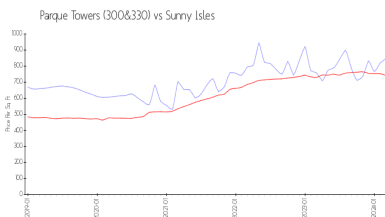
Building Association Information

Parque Towers
 Address: 300-330 Sunny Isles Blvd,
 Sunny Isles Beach, FL 33160
 Phone: +1 305-692-8500

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5-1906	1,524 sq ft	Apr 2024	\$1,400,000	\$919
5-2307	1,892 sq ft	Apr 2024	\$1,456,500	\$770
4-1802	1,892 sq ft	Mar 2024	\$1,500,000	\$793
5-908	1,892 sq ft	Mar 2024	\$1,600,000	\$846
4-703	1,524 sq ft	Feb 2024	\$960,000	\$630
5-1003	1,524 sq ft	Feb 2024	\$980,000	\$643
4-1805	1,541 sq ft	Feb 2024	\$1,050,000	\$681
4-2008	1,892 sq ft	Feb 2024	\$1,777,300	\$939

Market Information



Parque Towers (300&330):	\$847/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Parque Towers (300&330)	8%
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Sunny Isles	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Parque Towers (300&330)	181 days
Sunny Isles	113 days
Miami-Dade	80 days