

# Unit 304 - Towerhouse

304 - 5500 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

|                 |                                |
|-----------------|--------------------------------|
| MLS Number:     | F10447211                      |
| Status:         | Active                         |
| Size:           | 2,868 Sq ft.                   |
| Bedrooms:       | 3                              |
| Full Bathrooms: | 3                              |
| Half Bathrooms: | 1                              |
| Parking Spaces: | 2 Or More Spaces,Valet Parking |
| View:           | Bay,Tennis Court View          |
| List Price:     | \$1,400,000                    |
| List PPSF:      | \$488                          |
| Valuated Price: | \$1,608,000                    |
| Valuated PPSF:  | \$561                          |

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:                         | 83 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 1  |
| Building inventory for sale:             | 1% |
| Number of sales over the last 12 months: | 5  |
| Number of sales over the last 6 months:  | 3  |
| Number of sales over the last 3 months:  | 2  |

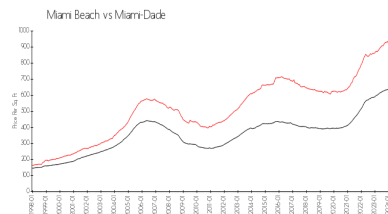
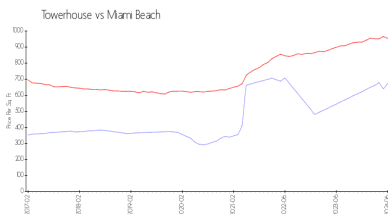
## Building Association Information

Towerhouse Condominium  
 Address: 5500 Collins Ave,  
 Miami Beach, FL 33140,  
 Phone: +1 305-865-8677

## Recent Sales

| Unit #          | Size        | Closing Date | Sale Price  | PPSF  |
|-----------------|-------------|--------------|-------------|-------|
| 2004 + Cabana D | 3,121 sq ft | Jun 2024     | \$2,150,000 | \$689 |
| 1603            | 2,827 sq ft | May 2024     | \$1,710,000 | \$605 |
| 904             | 2,868 sq ft | Apr 2024     | \$1,712,500 | \$597 |
| 1802            | 2,827 sq ft | Jan 2024     | \$2,050,000 | \$725 |
| 1402            | 2,827 sq ft | Dec 2023     | \$1,250,000 | \$442 |

## Market Information



|              |               |              |               |
|--------------|---------------|--------------|---------------|
| Towerhouse:  | \$676/sq. ft. | Miami Beach: | \$954/sq. ft. |
| Miami Beach: | \$954/sq. ft. | Miami-Dade:  | \$704/sq. ft. |

## Inventory for Sale

|             |    |
|-------------|----|
| Towerhouse  | 1% |
| Miami Beach | 4% |
| Miami-Dade  | 3% |



**Avg. Time to Close Over Last 12 Months**

|             |          |
|-------------|----------|
| Towerhouse  | 195 days |
| Miami Beach | 99 days  |
| Miami-Dade  | 83 days  |