

# Unit 1708 - M Resort

1708 - 18683 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | RX-10877778           |
| Status:         | Active Under Contract |
| Size:           | 1,467 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 3                     |
| Half Bathrooms: | 0                     |
| Parking Spaces: | Garage - Building     |
| View:           | Intracoastal,Ocean    |
| List Price:     | \$1,150,000           |
| List PPSF:      | \$784                 |
| Valuated Price: | \$963,000             |
| Valuated PPSF:  | \$643                 |

*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.*

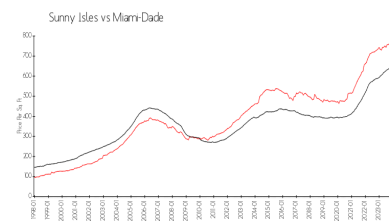
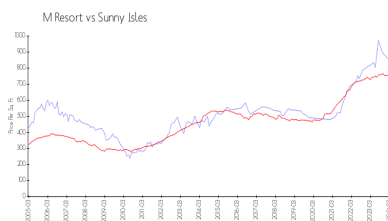
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 210 |
| Number of active listings for rent:      | 14  |
| Number of active listings for sale:      | 7   |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 1   |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 2109   | 688 sq ft   | Mar 2024     | \$640,000   | \$930 |
| 2008   | 1,497 sq ft | Dec 2023     | \$1,100,000 | \$735 |
| 1908   | 1,497 sq ft | Nov 2023     | \$1,050,000 | \$701 |
| 906    | 688 sq ft   | Nov 2023     | \$630,000   | \$916 |
| 2506   | 688 sq ft   | Nov 2023     | \$640,000   | \$930 |

## Market Information



|              |               |              |               |
|--------------|---------------|--------------|---------------|
| M Resort:    | \$814/sq. ft. | Sunny Isles: | \$743/sq. ft. |
| Sunny Isles: | \$743/sq. ft. | Miami-Dade:  | \$698/sq. ft. |

## Inventory for Sale

|             |    |
|-------------|----|
| M Resort    | 3% |
| Sunny Isles | 5% |
| Miami-Dade  | 3% |

## Avg. Time to Close Over Last 12 Months

|             |          |
|-------------|----------|
| M Resort    | 102 days |
| Sunny Isles | 114 days |
| Miami-Dade  | 81 days  |

