

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: \$1,004,000
 Valuated PPSF: \$671

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.

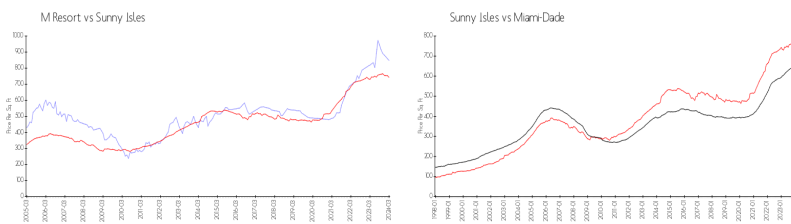
Building Information

Number of units: 210
 Number of active listings for rent: 14
 Number of active listings for sale: 8
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 10
 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:	\$848/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

M Resort: 4%
 Sunny Isles: 5%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

M Resort: 121 days
 Sunny Isles: 114 days
 Miami-Dade: 81 days

