

# Unit 2401 - Millenium

2401 - 18671 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11401903  
 Status: Active  
 Size: 2,210 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:

List Price: \$2,199,000  
 List PPSF: \$995  
 Valuated Price: \$2,365,000  
 Valuated PPSF: \$1,070

*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: 117  
 Number of active listings for rent: 13  
 Number of active listings for sale: 7  
 Building inventory for sale: 5%  
 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: 3

## Building Association Information

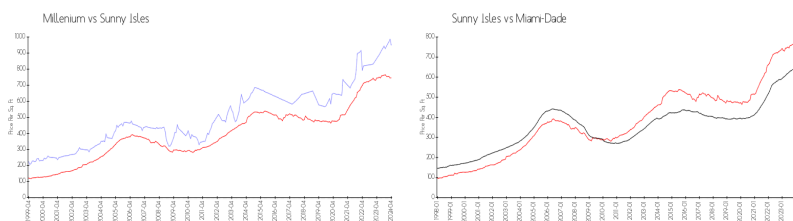
Millennium Condominium Association inc  
 (305) 937-2142 & millenniummgr@bellsouth.net

<http://www.millenniumcondo.net/contacts.html>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2003	1,680 sq ft	Mar 2024	\$1,650,000	\$982
PH4	2,455 sq ft	Mar 2024	\$2,350,000	\$957
2902	2,210 sq ft	Feb 2024	\$1,920,000	\$869
1701	2,210 sq ft	Oct 2023	\$2,195,000	\$993
3102	2,230 sq ft	Jun 2023	\$2,500,000	\$1,121

## Market Information



Millenium: \$948/sq. ft.  
 Sunny Isles: \$746/sq. ft.

Sunny Isles: \$746/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Millenium 6%  
 Sunny Isles 5%  
 Miami-Dade 3%



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

Millenium	96 days
Sunny Isles	113 days
Miami-Dade	81 days