

# Unit 3602 - Muse

3602 - 17141 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11412224  
 Status: Active  
 Size: 2,044 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking  
 View:  
 List Price: \$4,200,000  
 List PPSF: \$2,055  
 Valuated Price: \$3,155,000  
 Valuated PPSF: \$1,544

*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: 63  
 Number of active listings for rent: 0  
 Number of active listings for sale: 12  
 Building inventory for sale: 19%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

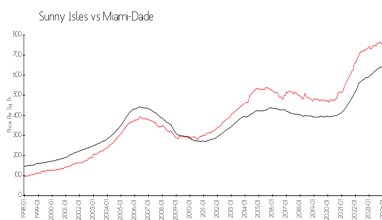
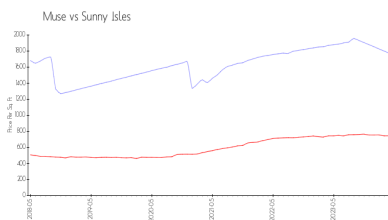
## Building Association Information

Muse Condominium Association Inc.  
 Address: 17141 Collins Ave,  
 Sunny Isles Beach, FL 33160  
 Phone: +1 786-753-6124

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4301	5,431 sq ft	Sep 2023	\$12,400,000	\$2,283
1601	3,195 sq ft	Aug 2023	\$5,450,000	\$1,706
3101	3,195 sq ft	Jun 2023	\$5,475,000	\$1,714
4702	2,042 sq ft	Jun 2023	\$3,500,000	\$1,714
2502	2,042 sq ft	May 2023	\$2,750,000	\$1,347

## Market Information



Muse: \$1773/sq. ft.      Sunny Isles: \$746/sq. ft.  
 Sunny Isles: \$746/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Muse 19%  
 Sunny Isles 5%  
 Miami-Dade 3%



Built in 2018 - 63 units - 50 floors

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

Muse	173 days
Sunny Isles	113 days
Miami-Dade	81 days