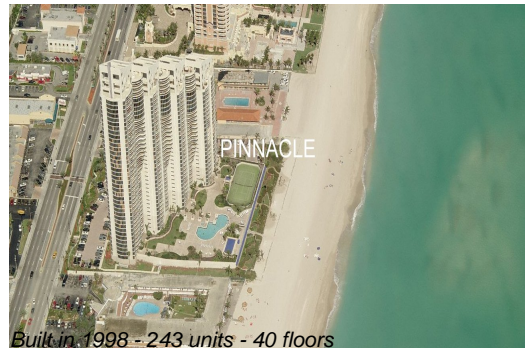


# Unit 2303 - Pinnacle

2303 - 17555 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11437073  
 Status: Active  
 Size: 3,490 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
 View:  
 List Price: \$3,650,000  
 List PPSF: \$1,046  
 Valuated Price: \$3,418,000  
 Valuated PPSF: \$979



*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: 243  
 Number of active listings for rent: 19  
 Number of active listings for sale: 6  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

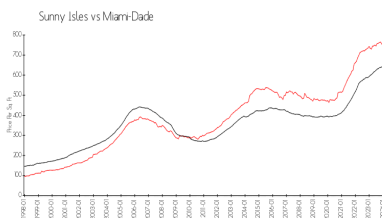
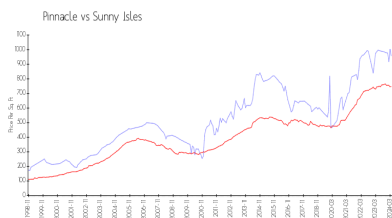
## Building Association Information

The Pinnacle Condominium Association Inc  
 (305) 935-7155 & (305) 932-7001

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1504	1,590 sq ft	Mar 2024	\$1,150,000	\$723
601	2,090 sq ft	Mar 2024	\$1,800,000	\$861
1006	1,590 sq ft	Feb 2024	\$1,325,000	\$833
404	1,590 sq ft	Jan 2024	\$1,350,000	\$849
2107	1,840 sq ft	Oct 2023	\$2,660,000	\$1,446
2008	2,090 sq ft	Oct 2023	\$2,200,000	\$1,053

## Market Information



Pinnacle: \$955/sq. ft.  
 Sunny Isles: \$746/sq. ft.  
 Sunny Isles: \$746/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Pinnacle: 2%  
 Sunny Isles: 5%  
 Miami-Dade: 3%

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

Pinnacle	91 days
Sunny Isles	113 days
Miami-Dade	81 days