

# Unit 2303 - Estates at Acqualina South

2303 - 17901 Collins Ave, Sunny Isles Beach, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11460668
Status:	Active
Size:	3,287 Sq ft.
Bedrooms:	4
Full Bathrooms:	5
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	
List Price:	\$9,850,000
List PPSF:	\$2,997
Valuated Price:	\$6,853,000
Valuated PPSF:	\$2,294

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:	146
Number of active listings for rent:	0
Number of active listings for sale:	15
Building inventory for sale:	10%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

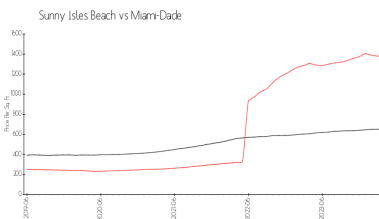
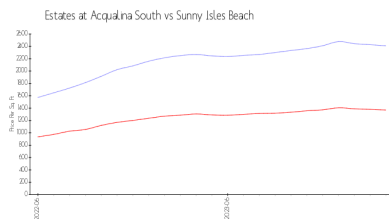
## Building Association Information

The Estates at Acqualina - South Tower  
 Address: 17901 Collins Ave,  
 Sunny Isles Beach, FL 33160  
 Phone: +1 305-686-2050

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2403	3,287 sq ft	May 2024	\$7,600,000	\$2,312
4405	5,222 sq ft	Feb 2024	\$13,625,000	\$2,609
2304	3,803 sq ft	Nov 2023	\$9,900,000	\$2,603
4306	2,917 sq ft	Jun 2023	\$6,500,000	\$2,228

## Market Information



Estates at Acqualina South:	\$2409/sq. ft.	Sunny Isles Beach:	\$1370/sq. ft.
Sunny Isles Beach:	\$1370/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Estates at Acqualina South	10%
Sunny Isles Beach	5%
Miami-Dade	3%



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

Estates at Acqualina South	57 days
Sunny Isles Beach	39 days
Miami-Dade	81 days