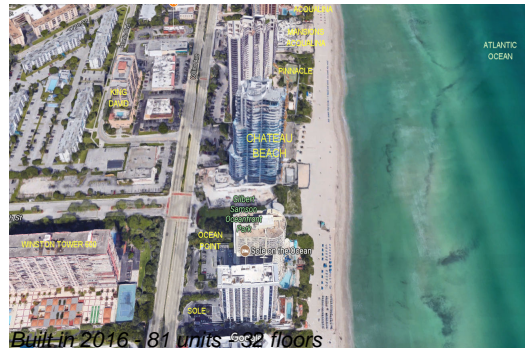


# Unit 2002 - Chateau Beach

2002 - 17475 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11503059  
 Status: Active  
 Size: 2,300 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Guest Parking, Valet Parking  
 View:  
 List Price: \$3,500,000  
 List PPSF: \$1,522  
 Valuated Price: \$2,618,000  
 Valuated PPSF: \$1,210



*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.*

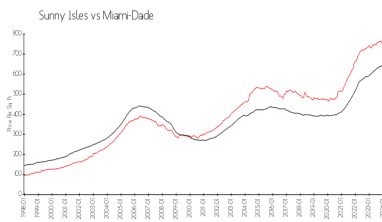
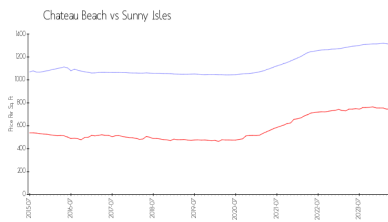
## Building Information

Number of units: 81  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1401	2,703 sq ft	Apr 2024	\$3,175,000	\$1,175
2702	3,049 sq ft	Feb 2024	\$3,450,000	\$1,132
503	1,599 sq ft	Jan 2024	\$1,750,000	\$1,094
1702	3,340 sq ft	Nov 2023	\$5,000,000	\$1,497
1402	3,340 sq ft	Jun 2023	\$5,300,000	\$1,587

## Market Information



Chateau Beach:	\$1310/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Chateau Beach: 6%  
 Sunny Isles: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Chateau Beach: 124 days  
 Sunny Isles: 113 days  
 Miami-Dade: 81 days