

# Unit 1805 - Sole

1805 - 17315 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11531747             |
| Status:         | Active                |
| Size:           | 1,007 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: |                       |
| Parking Spaces: | 1 Space,Valet Parking |
| View:           |                       |
| List Price:     | \$660,000             |
| List PPSF:      | \$655                 |
| Valuated Price: | \$589,000             |
| Valuated PPSF:  | \$649                 |

*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:                         | 147 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 17  |
| Building inventory for sale:             | 11% |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 0   |

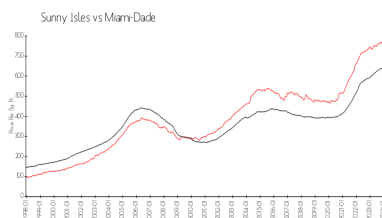
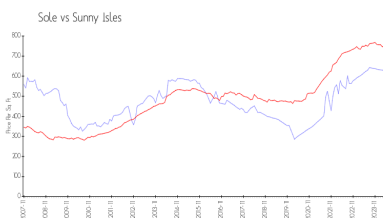
## Building Association Information

Sole on the Ocean Condominium  
(786) 923 9300

## Recent Sales

| Unit #   | Size        | Closing Date | Sale Price   | PPSF     |
|----------|-------------|--------------|--------------|----------|
| 1802     | 1,201 sq ft | Feb 2024     | \$82,800,000 | \$68,943 |
| 2008     | 644 sq ft   | Nov 2023     | \$375,000    | \$582    |
| 1808     | 644 sq ft   | Nov 2023     | \$389,000    | \$604    |
| 1801 A&B | 1,201 sq ft | Aug 2023     | \$800,000    | \$666    |
| 1607     | 644 sq ft   | Jul 2023     | \$375,000    | \$582    |

## Market Information



|              |               |              |               |
|--------------|---------------|--------------|---------------|
| Sole:        | \$625/sq. ft. | Sunny Isles: | \$743/sq. ft. |
| Sunny Isles: | \$743/sq. ft. | Miami-Dade:  | \$703/sq. ft. |

## Inventory for Sale

|             |     |
|-------------|-----|
| Sole        | 12% |
| Sunny Isles | 5%  |
| Miami-Dade  | 3%  |

## Avg. Time to Close Over Last 12 Months



|             |          |
|-------------|----------|
| Sole        | 120 days |
| Sunny Isles | 115 days |
| Miami-Dade  | 81 days  |