

# Unit 2404 - Millenium

2404 - 18671 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11551788
Status:	Active
Size:	1,680 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$1,699,000
List PPSF:	\$1,011
Valuated Price:	\$1,423,000
Valuated PPSF:	\$847

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:	117
Number of active listings for rent:	13
Number of active listings for sale:	7
Building inventory for sale:	5%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

## Building Association Information

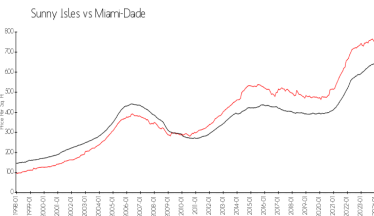
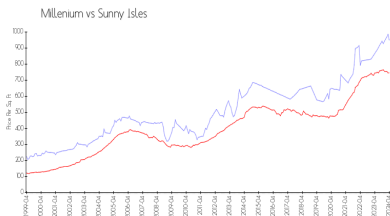
Millennium Condominium Association inc  
(305) 937-2142 & millenniummgr@bellsouth.net

<http://www.millenniumcondo.net/contacts.html>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2003	1,680 sq ft	Mar 2024	\$1,650,000	\$982
PH4	2,455 sq ft	Mar 2024	\$2,350,000	\$957
2902	2,210 sq ft	Feb 2024	\$1,920,000	\$869
1701	2,210 sq ft	Oct 2023	\$2,195,000	\$993
3102	2,230 sq ft	Jun 2023	\$2,500,000	\$1,121

## Market Information



Millenium:	\$948/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Millenium	6%
Sunny Isles	5%
Miami-Dade	3%



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

Millenium	96 days
Sunny Isles	113 days
Miami-Dade	81 days