

# Unit 2604 - Setai

2604 - 2001 Collins Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11510741  
 Status: Active  
 Size: 1,141 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View: Bay,Ocean View,Other View  
 Rental Price: \$25,000  
 List PPSF: \$22  
 Valuated Price: \$2,050,000  
 Valuated PPSF: \$1,797

*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.*

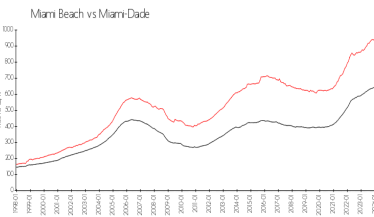
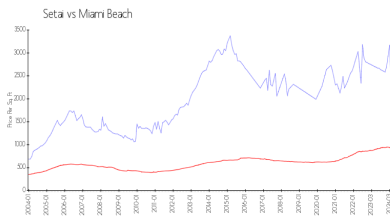
## Building Information

Number of units: 250  
 Number of active listings for rent: 39  
 Number of active listings for sale: 13  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 5

## Building Association Information

Setai Condominium  
 (305) 520 6244

## Market Information



Setai:	\$2099/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Setai 5%  
 Miami Beach 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Setai 149 days  
 Miami Beach 97 days  
 Miami-Dade 81 days

