SERHANT.

THE SETAI

SALES REPORT



The Setai –
2001 Collins Ave, Miami Beach, FL 33139

SALES PERFORMANCE ANALYSIS
FOR THE SETAI.

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UNIT TYPE

SUMMARY BREAKDOWN

MLS DATA

THE SETAI _ AVAILABILITY REPORT 11/3/2026			
	#units	**AVERAGE $ / SQ.FT.**	
1 BEDS	2	$3,056	**15%**
2 BEDS	7	$3,244	**54%**
3 BEDS	2	$2,784	**15%**
4 BEDS	2	$4,017	**15%**
Available	**13**		**100%**
Total Units	160	**8.1%**	
ALL INVENTORY			**$3,265** AVERAGE $ / SQ.FT.

PRICING

	FROM	**TO**
1 Beds	$2,375,000	$2,475,000
2 Beds	$3,100,000	$5,200,000
3 Beds	$5,100,000	$5,399,999
4 Beds	$9,475,000	$15,750,000

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1 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
1803	1	1.5	767	$3,096	610	**$2,375,000**
1805	1	1.5	821	$3,015	982	**$2,475,000**
AVERAGE				**$3,056**	**796**	

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2 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
2902	2	2	1,213	$2,556	311	**$3,100,000**
1706	2	2	1,316	$2,504	370	**$3,295,000**
3202	2	2	1,213	$3,298	332	**$4,000,000**
1907	2	2	1,279	$3,206	358	**$4,100,000**
3006	2	2	1,316	$3,343	356	**$4,400,000**
1803/5	2	3	0	$0	963	**$4,775,000**
3208	2	2	1,141	$4,557	99	**$5,200,000**
AVERAGE				**$3,244**	**398**	

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3 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
2802/2804	3	3.5	2,354	$2,167	46	**$5,100,000**
3803	3	3	1,588	$3,401	496	**$5,399,999**
AVERAGE				**$2,784**	**271**	

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4 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
3501	4	4	2,411	$3,930	192	**$9,475,000**
1707	4	4	3,837	$4,105	769	**$15,750,000**
AVERAGE				**$4,017**	**481**	

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RECENT SALES

CLOSED SALES (LAST 360 DAYS)

MLS DATA

1 BEDROOM SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
3105	1	821	$2,550,000	**$2,375,000**	93.1%	05/15/2026

2 BEDROOM SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
3806	2	1,316	$4,975,000	**$4,300,000**	86.4%	08/27/2026
2504	2	1,141	$2,720,000	**$2,600,000**	95.6%	09/18/2026

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HISTORY INVENTORY

HISTORY INVENTORY AVERAGE $ x Square Feet

September 30th 2026 ($3,334)

October 31st 2026 ($3,265)

November 3rd, 2026 ($3,265)

WORK WITH A TRUSTED EXPERT

GET IN TOUCH

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