

Unit 1901 - Sayan

1901 - 16275 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11470613
 Status: Active
 Size: 2,383 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$2,349,000
 List PPSF: \$986
 Valuated Price: \$2,349,000
 Valuated PPSF: \$903

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: 90
 Number of active listings for rent: 6
 Number of active listings for sale: 4
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

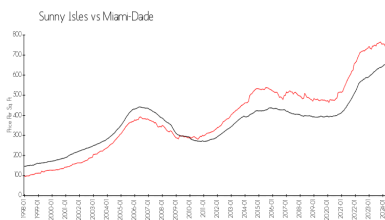
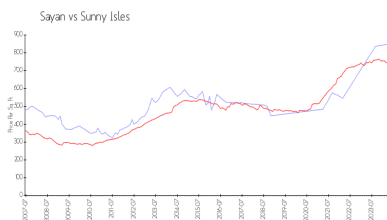
Building Association Information

Sayan Condominium Association, Inc
 (305) 503-0520

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2601	2,383 sq ft	Apr 2024	\$2,350,000	\$986
701	2,383 sq ft	Nov 2023	\$23,000	\$10
903	883 sq ft	Sep 2023	\$750,000	\$849
2004	1,342 sq ft	Sep 2023	\$1,250,000	\$931
1804	1,342 sq ft	Jul 2023	\$1,050,000	\$782
802	1,798 sq ft	Jul 2023	\$1,150,000	\$640

Market Information



Sayan: \$848/sq. ft.
 Sunny Isles: \$746/sq. ft.

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 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Sayan 4%
 Sunny Isles 5%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

Sayan	80 days
Sunny Isles	113 days
Miami-Dade	81 days