

Unit 2603 - Sands Pointe

2603 - 16711 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11536572
 Status: Active
 Size: 1,820 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking,Covered Parking
 View:
 List Price: \$1,340,000
 List PPSF: \$736
 Valuated Price: \$1,212,000
 Valuated PPSF: \$666

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: 211
 Number of active listings for rent: 16
 Number of active listings for sale: 5
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

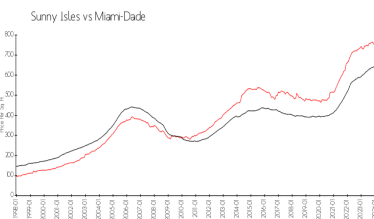
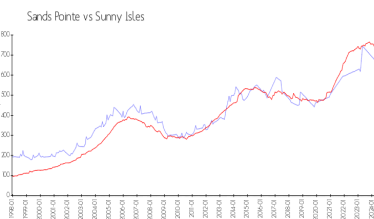
Building Association Information

Sands Point Condominium Association Inc
 (305)947-8881 & (305) 947-4218

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
401	1,730 sq ft	Sep 2023	\$800,000	\$462
2102	1,730 sq ft	Jul 2023	\$894,000	\$517

Market Information



Sands Pointe: \$673/sq. ft. Sunny Isles: \$746/sq. ft.
 Sunny Isles: \$746/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

Sands Pointe 2%
 Sunny Isles 5%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months

Sands Pointe 38 days
 Sunny Isles 113 days
 Miami-Dade 81 days

