

# Unit 2505 - Sands Pointe

2505 - 16711 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11348569
Status:	Active Under Contract
Size:	1,530 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Covered Parking,Guest Parking
View:	
List Price:	\$1,295,000
List PPSF:	\$846
Valuated Price:	\$1,009,000
Valuated PPSF:	\$659

*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:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

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

## Recent Sales

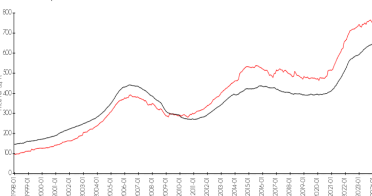
Unit #	Size	Closing Date	Sale Price	PPSF
401	1,730 sq ft	Sep 2023	\$800,000	\$462
2102	1,730 sq ft	Jul 2023	\$894,000	\$517
1004	1,820 sq ft	May 2023	\$1,200,000	\$659

## Market Information

Sands Pointe vs Sunny Isles



Sunny Isles vs Miami-Dade



Sands Pointe: \$673/sq. ft.  
Sunny Isles: \$743/sq. ft.

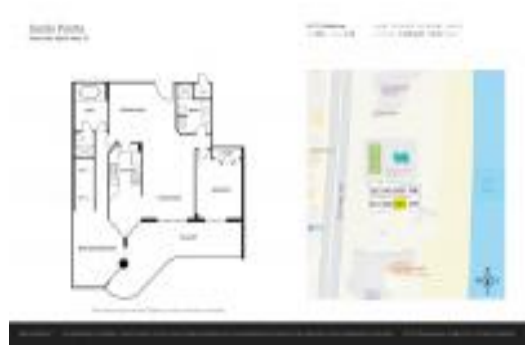
Sunny Isles: \$743/sq. ft.  
Miami-Dade: \$698/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Sands Pointe	49 days
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Sunny Isles  
Miami-Dade

114 days  
81 days