

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: \$1,047,000
 Valuated PPSF: \$684

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

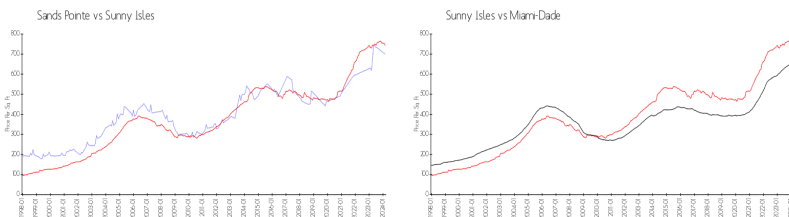
Building Association Information

Sands 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
1004	1,820 sq ft	May 2023	\$1,200,000	\$659

Market Information



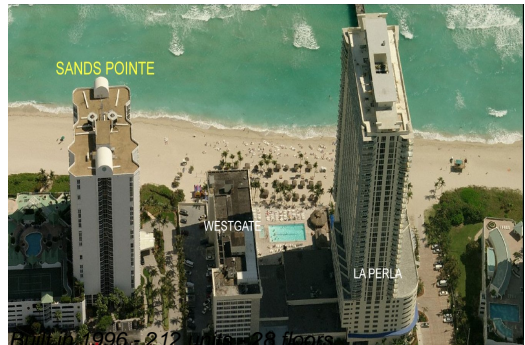
Sands Pointe: \$699/sq. ft.
 Sunny Isles: \$742/sq. ft.
 Sunny Isles: \$742/sq. ft.
 Miami-Dade: \$703/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Sands Pointe 49 days



Sunny Isles
Miami-Dade

114 days
81 days