Unit 801 - Sands Pointe

801 - 16711 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11463494
Status:	Active
Size:	1,730 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	$1,129,000
List PPSF:	$653
Valuated Price:	$963,000
Valuated PPSF:	$557

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

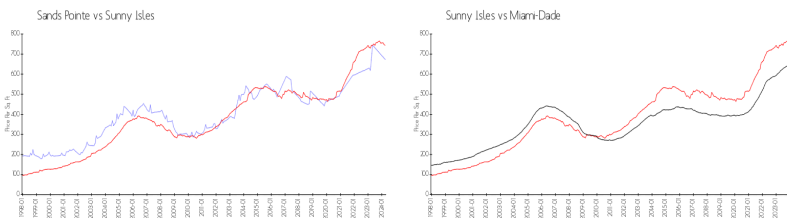|	
Number of units:	211
Number of active listings for rent:	16
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

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:	$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
Sunny Isles	113 days

| Miami-Dade | 81 days |