

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

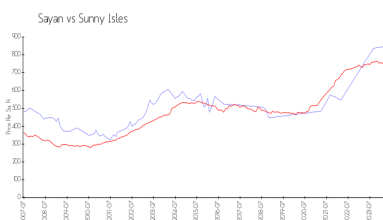
Building Association Information

Sayan Condominium Association, Inc
(305) 503-0520

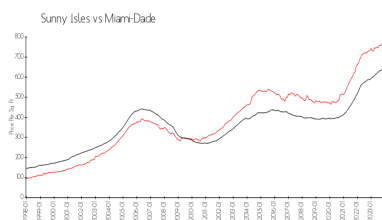
Recent Sales

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



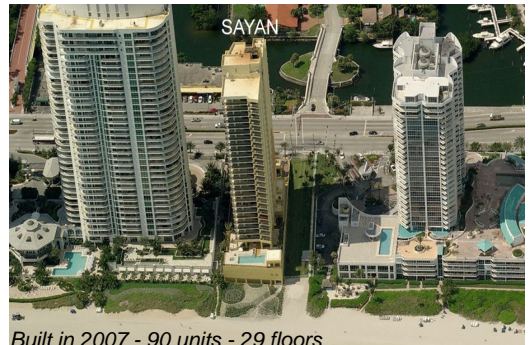
Sayan: \$848/sq. ft.
Sunny Isles: \$746/sq. ft.



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

Inventory for Sale

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



Built in 2007 - 90 units - 29 floors

Avg. Time to Close Over Last 12 Months

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