

# Unit 1603 - Sands Pointe

1603 - 16711 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11504849  
 Status: Active  
 Size: 1,820 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$1,385,000  
 List PPSF: \$761  
 Valuated Price: \$1,097,000  
 Valuated PPSF: \$603

*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

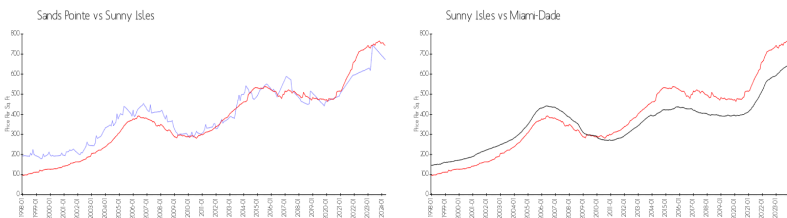
## Building Association Information

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: \$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



