

Unit 602 - Sands Pointe

602 - 16711 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11537376
Status:	Active
Size:	1,730 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$979,000
List PPSF:	\$566
Valuated Price:	\$944,000
Valuated PPSF:	\$546

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

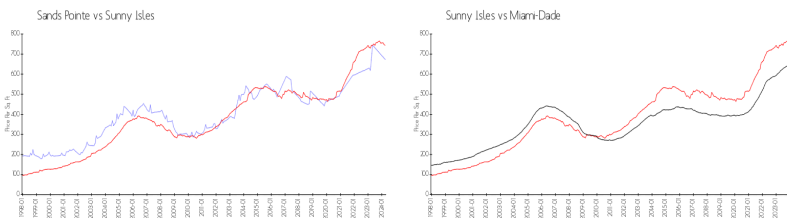
Building Association Information

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



