

Unit 804 - Sayan

804 - 16275 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|--------------------------------|
| MLS Number: | A11543761 |
| Status: | Active |
| Size: | 1,342 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces,Valet Parking |
| View: | |
| List Price: | \$1,294,700 |
| List PPSF: | \$965 |
| Valuated Price: | \$1,139,000 |
| Valuated PPSF: | \$740 |

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 |

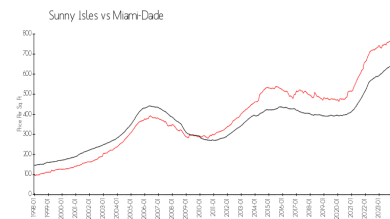
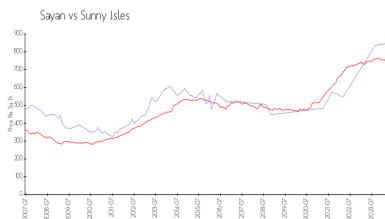
Building Association Information

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% |

Avg. Time to Close Over Last 12 Months



Sayan
Sunny Isles
Miami-Dade

80 days
113 days
81 days