

# 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: 2  
 Number of sales over the last 3 months: 1

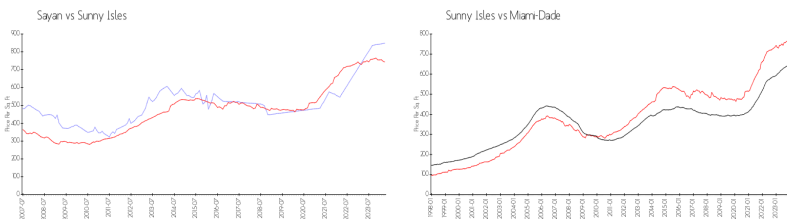
## Building Association Information

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: \$743/sq. ft.  
 Sunny Isles: \$743/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Built in 2007 - 90 units - 29 floors

Sayan  
Sunny Isles  
Miami-Dade

80 days  
113 days  
81 days