

Unit 2602 - Sayan

2602 - 16275 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11593710
Status:	Active
Size:	1,798 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	
List Price:	\$1,610,000
List PPSF:	\$895
Valuated Price:	\$1,582,000
Valuated PPSF:	\$824

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:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

Building Association Information

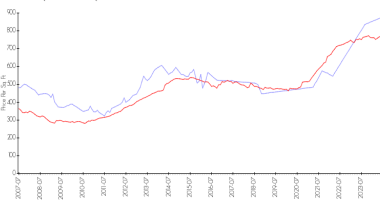
Sayan Condominium Association, Inc
(305) 503-0520

Recent Sales

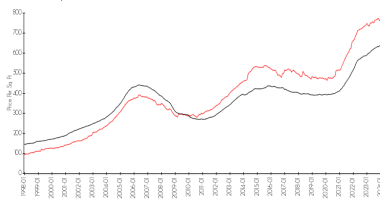
Unit #	Size	Closing Date	Sale Price	PPSF
2601	2,383 sq ft	Apr 2024	\$2,350,000	\$986
701	2,383 sq ft	Nov 2023	\$23,000	\$10
903	883 sq ft	Sep 2023	\$750,000	\$849
2004	1,342 sq ft	Sep 2023	\$1,250,000	\$931

Market Information

Sayan vs Sunny Isles



Sunny Isles vs Miami-Dade



Sayan: \$874/sq. ft.
Sunny Isles: \$769/sq. ft.

Sunny Isles: \$769/sq. ft.
Miami-Dade: \$704/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Sayan 64 days



Sunny Isles
Miami-Dade

117 days
83 days