

Unit 502 - Sayan

502 - 16275 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11596009
 Status: Active
 Size: 1,798 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Parking-Under Building, Valet Parking

View:

List Price: \$1,500,000
 List PPSF: \$834
 Valuated Price: \$1,206,000
 Valuated PPSF: \$628

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: 5
 Building inventory for sale: 5%
 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

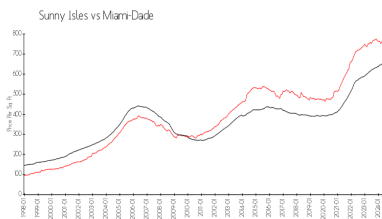
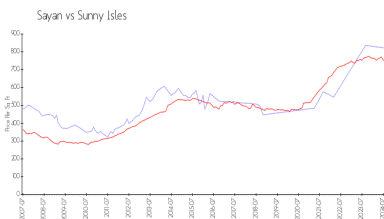
Building Association Information

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: \$821/sq. ft. Sunny Isles: \$753/sq. ft.
 Sunny Isles: \$753/sq. ft. Miami-Dade: \$697/sq. ft.

Inventory for Sale

Sayan 6%
 Sunny Isles 6%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months



Sayan
Sunny Isles
Miami-Dade

64 days
114 days
84 days