

Unit 1603 - Sands Pointe

1603 - 16711 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11598536
 Status: Active
 Size: 1,820 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$1,385,000
 List PPSF: \$761
 Valuated Price: \$1,102,000
 Valuated PPSF: \$605

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: 4
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 1
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

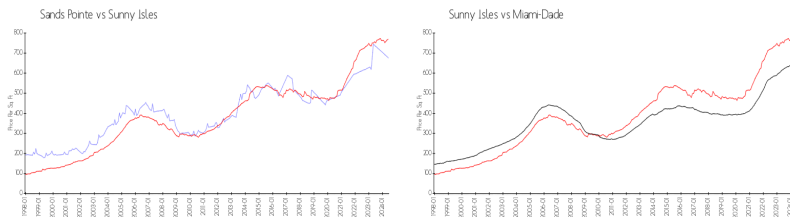
Building Association Information

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

Market Information



Sands Pointe:	\$676/sq. ft.	Sunny Isles:	\$769/sq. ft.
Sunny Isles:	\$769/sq. ft.	Miami-Dade:	\$704/sq. ft.

Inventory for Sale

Sands Pointe	2%
Sunny Isles	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Sands Pointe	34 days
Sunny Isles	116 days
Miami-Dade	83 days

