

Unit 904 - Sayan

904 - 16275 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11864762
Status:	Active
Size:	1,342 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Other Parking,Valet Parking
View:	
List Price:	\$1,345,000
List PPSF:	\$1,002
Valuated Price:	\$890,000
Valuated PPSF:	\$578

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:	8
Building inventory for sale:	8%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

Building Association Information

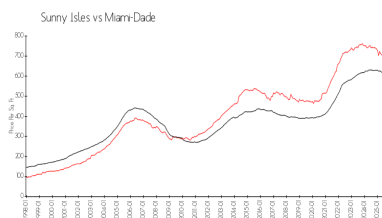
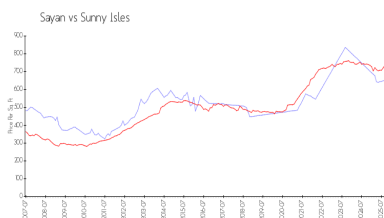
Sayan Condominium Association, Inc
(305) 503-0520

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2202	1,798 sq ft	Dec 2025	\$950,000	\$528
801	2,598 sq ft	Nov 2025	\$1,950,000	\$751
2002	1,798 sq ft	Nov 2025	\$900,000	\$501
602	1,798 sq ft	May 2025	\$950,000	\$528
1802	1,798 sq ft	Apr 2025	\$1,075,000	\$598

Market Information

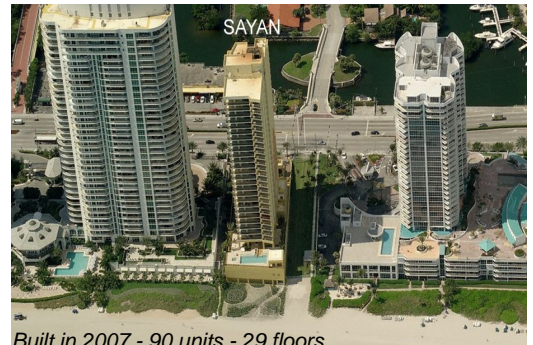


Sayan:	\$658/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Sayan	9%
Sunny Isles	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Built in 2007 - 90 units - 29 floors

Sayan
Sunny Isles
Miami-Dade

127 days
113 days
77 days