

# Unit 1604 - Sayan

1604 - 16275 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11903228
Status:	Active
Size:	1,342 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Valet Parking
View:	
List Price:	\$1,290,000
List PPSF:	\$961
Valuated Price:	\$954,000
Valuated PPSF:	\$619

*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

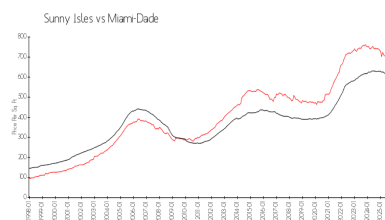
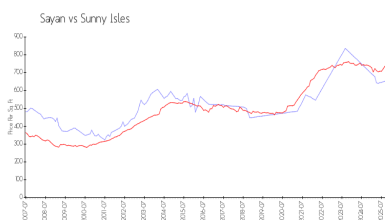
Sayan Condominium Association, Inc  
(305) 503-0520

<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.

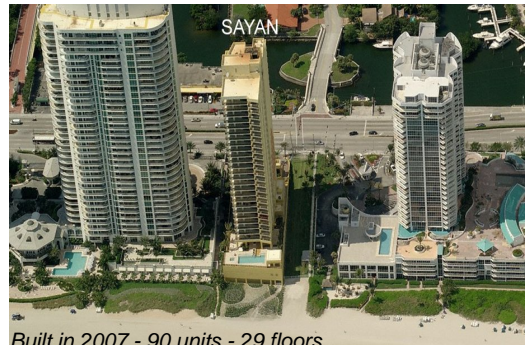
Sunny Isles: \$702/sq. ft.  
Miami-Dade: \$668/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Sayan	127 days
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Built in 2007 - 90 units - 29 floors

Sunny Isles  
Miami-Dade

113 days  
77 days