

Unit 1604 - Sands Pointe

1604 - 16711 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11925079
Status:	Active
Size:	1,820 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$1,085,000
List PPSF:	\$596
Valuated Price:	\$1,044,000
Valuated PPSF:	\$574

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:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

Building Association Information

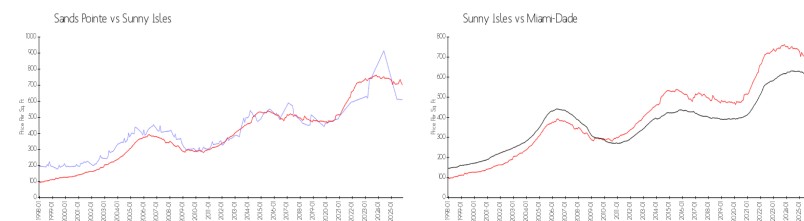
Sands Pointe Condominium Association Inc
(305)947-8881 & (305) 947-4218

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1706	1,670 sq ft	Sep 2025	\$800,000	\$479
704	1,820 sq ft	Jul 2025	\$875,000	\$481
2305	1,530 sq ft	Jun 2025	\$900,000	\$588

Market Information



Sands Pointe:	\$610/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Sands Pointe	1%
Sunny Isles	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Sands Pointe	72 days
Sunny Isles	113 days
Miami-Dade	77 days

