

# Unit 3505 - La Perla

3505 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11534019  
 Status: Active  
 Size: 1,000 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Covered Parking,Not Assigned,Parking Garage,Valet Parking  
 View: Ocean View,Direct Ocean  
 Rental Price: \$4,600  
 List PPSF: \$5  
 Valuated Price: \$826,000  
 Valuated PPSF: \$826

*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

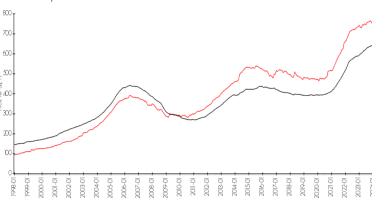
Number of units: 326  
 Number of active listings for rent: 46  
 Number of active listings for sale: 14  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Market Information

La Perla vs Sunny Isles



Sunny Isles vs Miami-Dade



La Perla: \$757/sq. ft.  
 Sunny Isles: \$746/sq. ft.

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 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

La Perla 4%  
 Sunny Isles 5%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

La Perla 60 days  
 Sunny Isles 113 days  
 Miami-Dade 81 days

