

# Unit 3608 - La Perla

3608 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

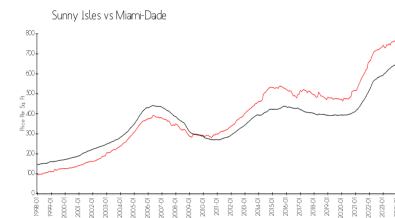
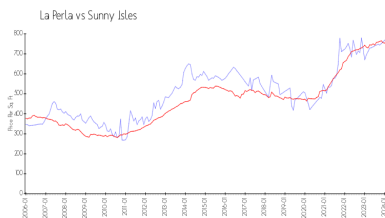
MLS Number: A11094220  
 Status: Active  
 Size: 1,423 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View: Intracoastal View, Ocean View, Direct Ocean  
 Rental Price: \$6,000  
 List PPSF: \$4  
 Valuated Price: \$1,288,000  
 Valuated PPSF: \$905

*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: 17  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Market Information



La Perla: \$784/sq. ft.  
 Sunny Isles: \$742/sq. ft.

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 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

La Perla 75 days  
 Sunny Isles 114 days  
 Miami-Dade 81 days

