

# Unit 2704 - La Perla

2704 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

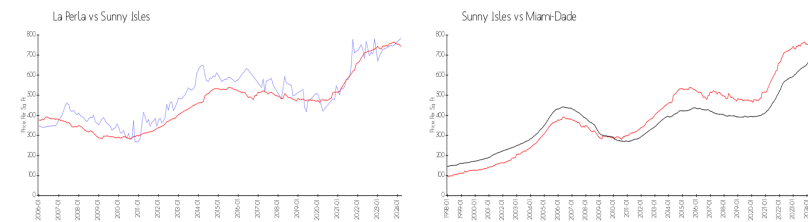
MLS Number:	A11204521
Status:	Active
Size:	1,715 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	Intracoastal View,Ocean View
Rental Price:	\$6,000
List PPSF:	\$3
Valuated Price:	\$1,097,000
Valuated PPSF:	\$640

*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:	16
Building inventory for sale:	4%
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.
Sunny Isles:	\$742/sq. ft.	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	113 days
Miami-Dade	81 days

