

# Unit 3110 - La Perla

3110 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

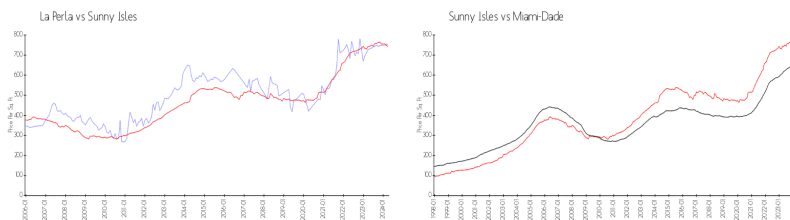
|                 |                              |
|-----------------|------------------------------|
| MLS Number:     | A11306169                    |
| Status:         | Active                       |
| Size:           | 1,000 Sq ft.                 |
| Bedrooms:       | 1                            |
| Full Bathrooms: | 1                            |
| Half Bathrooms: | 1                            |
| Parking Spaces: | 1 Space,Valet Parking        |
| View:           | Intracoastal View,Ocean View |
| Rental Price:   | \$3,990                      |
| List PPSF:      | \$4                          |
| Valuated Price: | \$753,000                    |
| Valuated PPSF:  | \$753                        |

*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: | 10  |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 1   |

## Market Information



|              |               |              |               |
|--------------|---------------|--------------|---------------|
| La Perla:    | \$754/sq. ft. | Sunny Isles: | \$743/sq. ft. |
| Sunny Isles: | \$743/sq. ft. | Miami-Dade:  | \$698/sq. ft. |

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

|             |          |
|-------------|----------|
| La Perla    | 73 days  |
| Sunny Isles | 114 days |
| Miami-Dade  | 81 days  |

