

Unit 1002 - La Perla

1002 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11508945
Status:	Active
Size:	1,698 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking,Valet Parking
View:	
List Price:	\$1,575,000
List PPSF:	\$928
Valuated Price:	\$1,250,000
Valuated PPSF:	\$736

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.

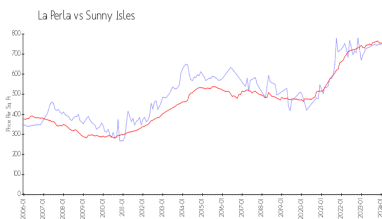
Building Information

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

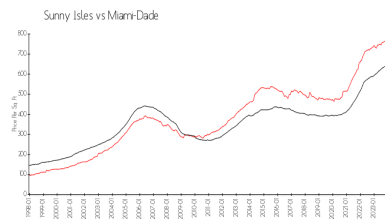
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1401	1,623 sq ft	Mar 2024	\$98,000	\$60
2907	1,423 sq ft	Jan 2024	\$100,000	\$70
3010	1,000 sq ft	Nov 2023	\$720,000	\$720
3008	1,423 sq ft	Oct 2023	\$960,000	\$675
1902	1,602 sq ft	Oct 2023	\$1,480,000	\$924

Market Information



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



Sunny Isles: \$746/sq. ft.
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	114 days
Miami-Dade	81 days

