

# Unit 1804 - La Perla

1804 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11527839
Status:	Active
Size:	1,715 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Street Parking,Valet Parking
View:	
List Price:	\$1,475,000
List PPSF:	\$860
Valuated Price:	\$969,000
Valuated PPSF:	\$565

*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.*

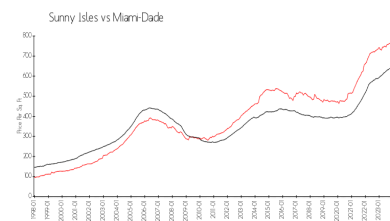
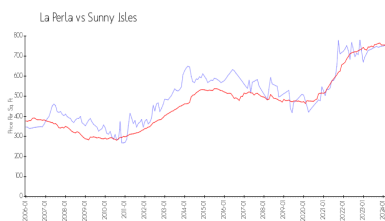
## Building Information

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	113 days
Miami-Dade	81 days

