

# Unit 3905 - La Perla

3905 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11549354  
 Status: Active  
 Size: 1,000 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Valet Parking  
 View:  
 List Price: \$850,000  
 List PPSF: \$850  
 Valuated Price: \$856,000  
 Valuated PPSF: \$856

*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.*

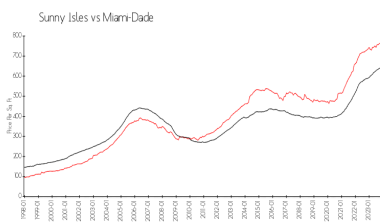
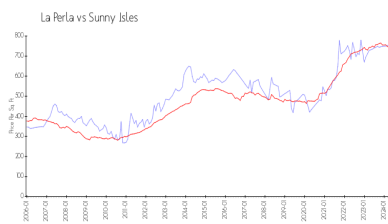
## Building Information

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

## 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: \$754/sq. ft.  
 Sunny Isles: \$743/sq. ft.  
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 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: 113 days  
 Miami-Dade: 81 days

