

Unit 2703 - La Perla

2703 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11560491
 Status: Active
 Size: 1,602 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$1,525,000
 List PPSF: \$952
 Valuated Price: \$1,275,000
 Valuated PPSF: \$796

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.

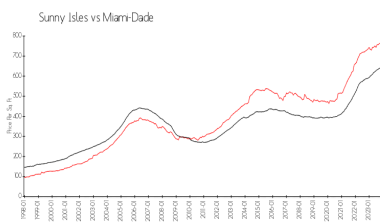
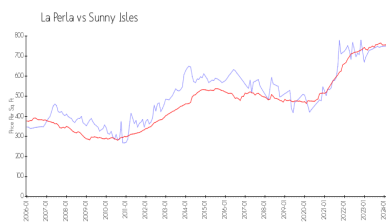
Building Information

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

