

Unit PH4310 - La Perla

PH4310 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11575763
Status:	Active
Size:	2,647 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	
List Price:	\$2,500,000
List PPSF:	\$944
Valuated Price:	\$2,689,000
Valuated PPSF:	\$1,016



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.

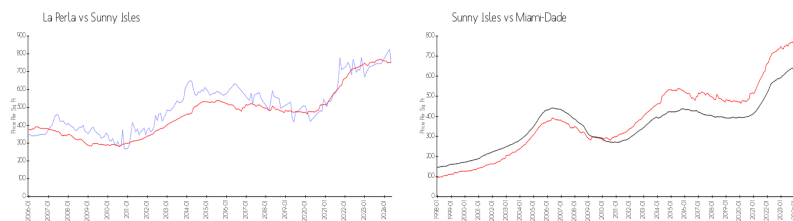
Building Information

Number of units:	326
Number of active listings for rent:	46
Number of active listings for sale:	15
Building inventory for sale:	4%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1610	1,000 sq ft	Apr 2024	\$710,000	\$710
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:	\$752/sq. ft.	Sunny Isles:	\$748/sq. ft.
Sunny Isles:	\$748/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

La Perla	66 days
Sunny Isles	113 days
Miami-Dade	81 days