

# Unit 3601 - La Perla

3601 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

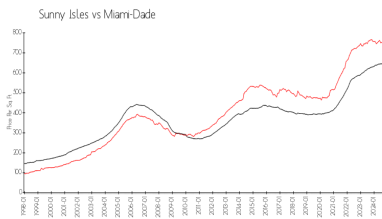
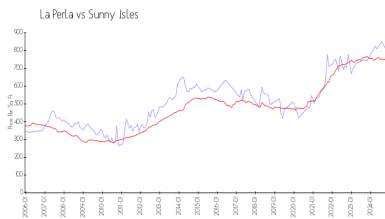
MLS Number: A11584752  
 Status: Active  
 Size: 1,623 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking, Guest Parking  
 View: Direct Ocean  
 Rental Price: \$4,999  
 List PPSF: \$3  
 Valuated Price: \$1,234,000  
 Valuated PPSF: \$760

*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: 28  
 Building inventory for sale: 8%  
 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

## Market Information



La Perla:	\$724/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

La Perla 9%  
 Sunny Isles 7%  
 Miami-Dade 5%

## Avg. Time to Close Over Last 12 Months

La Perla 70 days  
 Sunny Isles 116 days  
 Miami-Dade 90 days

