

# Unit 3601 - La Perla

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

## Unit Information

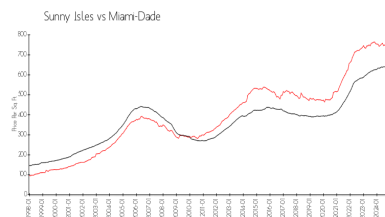
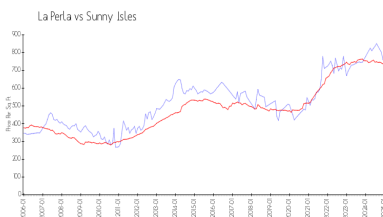
MLS Number:	A11584752
Status:	Expired
Size:	1,623 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Guest Parking
View:	Direct Ocean
Rental Price:	\$4,999
List PPSF:	\$3
Valuated Price:	\$1,192,000
Valuated PPSF:	\$734

*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:	38
Building inventory for sale:	11%
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:	3

## Market Information



La Perla:	\$700/sq. ft.
Sunny Isles:	\$730/sq. ft.

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Miami-Dade:	\$685/sq. ft.

## Inventory for Sale

La Perla	12%
Sunny Isles	7%
Miami-Dade	5%

## Avg. Time to Close Over Last 12 Months

La Perla	96 days
Sunny Isles	120 days
Miami-Dade	94 days

