

Unit 2906 - La Perla

2906 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11590415
 Status: Active
 Size: 1,637 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$1,300,000
 List PPSF: \$794
 Valuated Price: \$1,144,000
 Valuated PPSF: \$699

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.

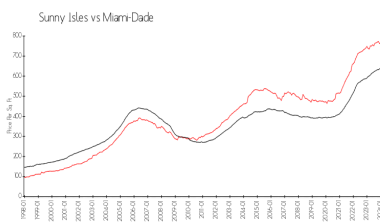
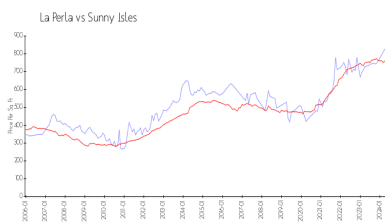
Building Information

Number of units: 326
 Number of active listings for rent: 46
 Number of active listings for sale: 10
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 2303 | 1,602 sq ft | Jul 2024 | \$1,225,000 | \$765 |
| 4004 | 1,715 sq ft | Jun 2024 | \$1,520,000 | \$886 |
| 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 |

Market Information



La Perla: \$840/sq. ft. Sunny Isles: \$769/sq. ft.
 Sunny Isles: \$769/sq. ft. Miami-Dade: \$704/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

La Perla: 64 days
 Sunny Isles: 117 days
 Miami-Dade: 83 days

