

# Unit 1706 - La Perla

1706 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11592526  
 Status: Active  
 Size: 1,637 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$1,200,000  
 List PPSF: \$733  
 Valuated Price: \$1,029,000  
 Valuated PPSF: \$629

*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.*

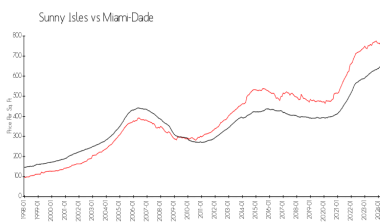
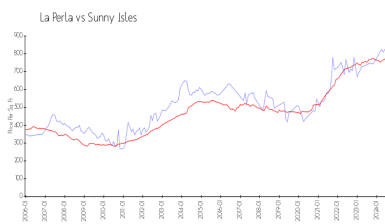
## Building Information

Number of units: 326  
 Number of active listings for rent: 46  
 Number of active listings for sale: 13  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1906	1,637 sq ft	Aug 2024	\$1,100,000	\$672
4101	1,623 sq ft	Aug 2024	\$1,450,000	\$893
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

## Market Information



La Perla: \$851/sq. ft.  
 Sunny Isles: \$753/sq. ft.  
 Sunny Isles: \$753/sq. ft.  
 Miami-Dade: \$697/sq. ft.

## Inventory for Sale

La Perla 4%  
 Sunny Isles 6%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months

La Perla 67 days  
 Sunny Isles 114 days  
 Miami-Dade 84 days

