

Unit 1907 - La Perla

1907 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11599408
 Status: Active
 Size: 1,423 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$1,200,000
 List PPSF: \$843
 Valuated Price: \$1,180,000
 Valuated PPSF: \$829

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.

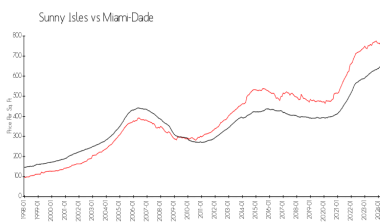
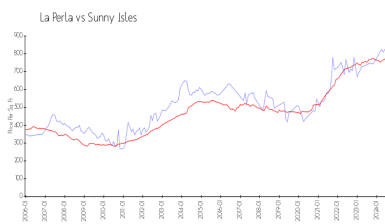
Building Information

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

