

Unit 1002 - La Perla

1002 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11610982
 Status: Active
 Size: 1,698 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:

List Price: \$1,599,000
 List PPSF: \$942
 Valuated Price: \$1,387,000
 Valuated PPSF: \$817

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.

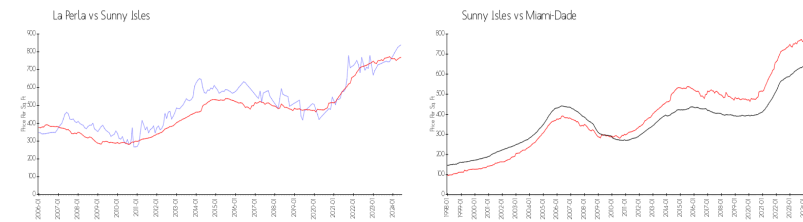
Building Information

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.

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 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

