

# Unit 1504 - La Perla

1504 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

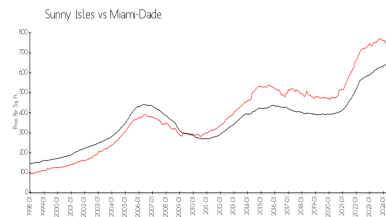
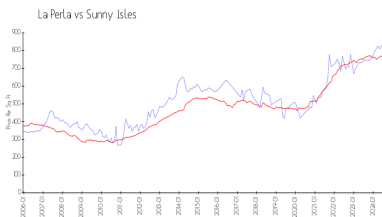
MLS Number:	A11627787
Status:	Active
Size:	1,715 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Ocean View,Direct Ocean
Rental Price:	\$5,500
List PPSF:	\$3
Valuated Price:	\$953,000
Valuated PPSF:	\$556

*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:	27
Building inventory for sale:	8%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

## Market Information



La Perla: \$767/sq. ft.  
Sunny Isles: \$757/sq. ft.

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Miami-Dade: \$694/sq. ft.

## Inventory for Sale

La Perla	8%
Sunny Isles	7%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

La Perla	70 days
Sunny Isles	111 days
Miami-Dade	86 days

