

# Unit 1804 - La Perla

1804 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11630621  
 Status: Active  
 Size: 1,715 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$1,400,000  
 List PPSF: \$816  
 Valuated Price: \$927,000  
 Valuated PPSF: \$541

*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.*

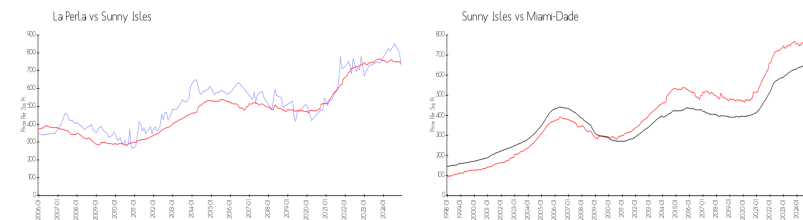
## Building Information

Number of units: 326  
 Number of active listings for rent: 46  
 Number of active listings for sale: 28  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 2010   | 1,000 sq ft | Nov 2024     | \$718,000   | \$718 |
| 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 |

## Market Information



La Perla: \$724/sq. ft.  
 Sunny Isles: \$742/sq. ft.  
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 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

La Perla: 9%  
 Sunny Isles: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

La Perla: 70 days  
 Sunny Isles: 116 days  
 Miami-Dade: 90 days

