

# Unit 2409 - La Perla

2409 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

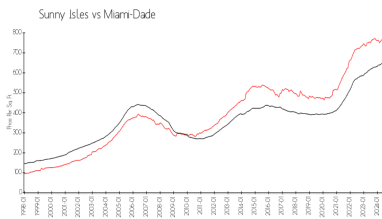
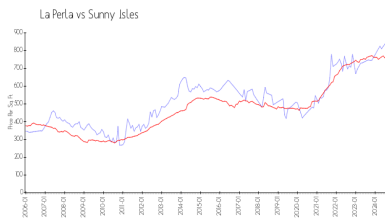
MLS Number: A11641443  
 Status: Active  
 Size: 1,266 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 Rental Price: \$5,000  
 List PPSF: \$4  
 Valuated Price: \$996,000  
 Valuated PPSF: \$787

*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.

Sunny Isles: \$757/sq. ft.  
 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

