

# Unit 2602 - La Perla

2602 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11649146  
 Status: Active  
 Size: 1,602 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking  
 View:  
 List Price: \$1,495,000  
 List PPSF: \$933  
 Valuated Price: \$1,323,000  
 Valuated PPSF: \$826

*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.*

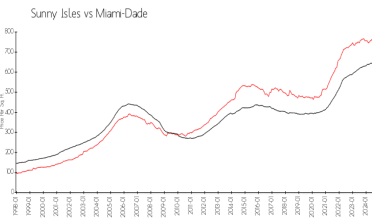
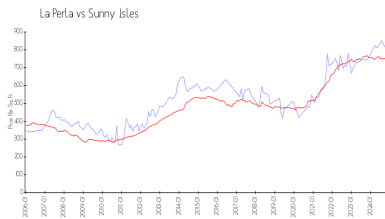
## Building Information

Number of units: 326  
 Number of active listings for rent: 46  
 Number of active listings for sale: 29  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 7  
 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.  
 Sunny Isles: \$742/sq. ft.      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: 76 days  
 Sunny Isles: 116 days  
 Miami-Dade: 91 days

