

# Unit 3307 - La Perla

3307 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11676156
Status:	Active
Size:	1,423 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$1,290,000
List PPSF:	\$907
Valuated Price:	\$1,224,000
Valuated PPSF:	\$860

*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

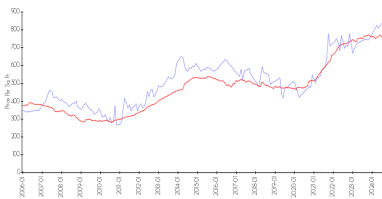
Number of units:	326
Number of active listings for rent:	46
Number of active listings for sale:	27
Building inventory for sale:	8%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

## Recent Sales

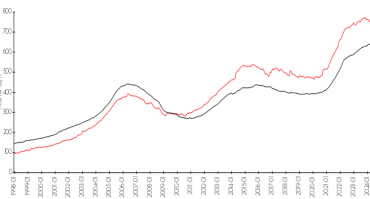
Unit #	Size	Closing Date	Sale Price	PPSF
2010	1,000 sq ft	Nov 2024	\$718,000	\$718
1906	1,637 sq ft	Aug 2024	\$1,100,000	\$672
4101	1,623 sq ft	Aug 2024	\$1,450,000	\$893
2303	1,602 sq ft	Jul 2024	\$1,225,000	\$765
4004	1,715 sq ft	Jun 2024	\$1,520,000	\$886

## Market Information

La Perla vs Sunny Isles



Sunny Isles vs Miami-Dade



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

