

Unit PH4308 - La Perla

PH4308 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11678310
Status: Active
Size: 2,829 Sq ft.
Bedrooms: 3
Full Bathrooms: 4
Half Bathrooms: 1
Parking Spaces: 2 Or More Spaces, Deeded Parking, Valet Parking
View:
List Price: \$2,580,000
List PPSF: \$912
Valuated Price: \$2,932,000
Valuated PPSF: \$1,036

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.



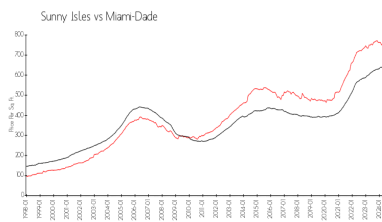
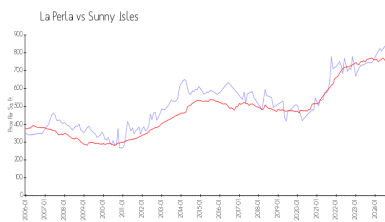
Building Information

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: \$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 112 days
Miami-Dade 86 days