

Unit 2704 - La Perla

2704 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11682127
 Status: Active
 Size: 1,715 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$1,349,000
 List PPSF: \$787
 Valuated Price: \$1,014,000
 Valuated PPSF: \$591

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.

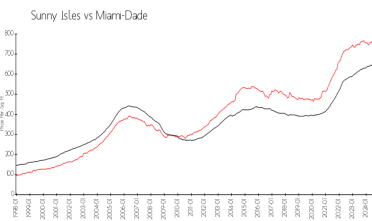
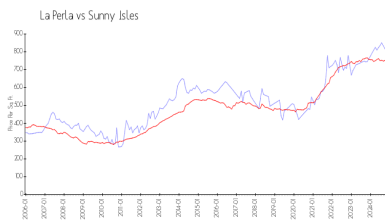
Building Information

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.
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: 70 days
 Sunny Isles: 116 days
 Miami-Dade: 90 days

