

# Unit 4203 - La Perla

4203 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

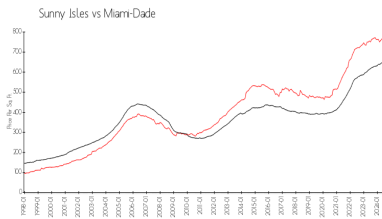
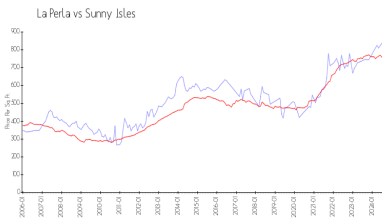
MLS Number: A11689147  
 Status: Active  
 Size: 1,602 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View: Bay, Canal, Ocean View, Direct Ocean, Water View  
 Rental Price: \$8,500  
 List PPSF: \$5  
 Valuated Price: \$1,507,000  
 Valuated PPSF: \$941

*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

