

# Unit 4110 - La Perla

4110 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11690748  
 Status: Active  
 Size: 1,000 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking

View:  
 List Price: \$895,000  
 List PPSF: \$895  
 Valuated Price: \$799,000  
 Valuated PPSF: \$799

*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

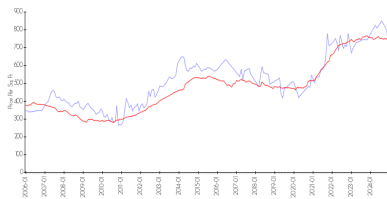
Number of units: 326  
 Number of active listings for rent: 46  
 Number of active listings for sale: 28  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Recent Sales

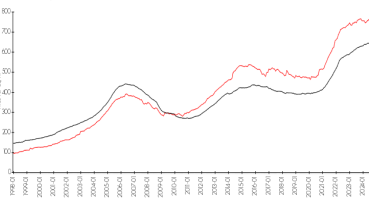
Unit #	Size	Closing Date	Sale Price	PPSF
2010	1,000 sq ft	Nov 2024	\$718,000	\$718
1906	1,637 sq ft	Aug 2024	\$1,100,000	\$672
4101	1,623 sq ft	Aug 2024	\$1,450,000	\$893
2303	1,602 sq ft	Jul 2024	\$1,225,000	\$765
4004	1,715 sq ft	Jun 2024	\$1,520,000	\$886

## Market Information

La Perla vs Sunny Isles



Sunny Isles vs Miami-Dade



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

