

Unit 1709 - La Perla

1709 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11718709
Status:	Active
Size:	1,266 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$868,000
List PPSF:	\$686
Valuated Price:	\$805,000
Valuated PPSF:	\$636

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.

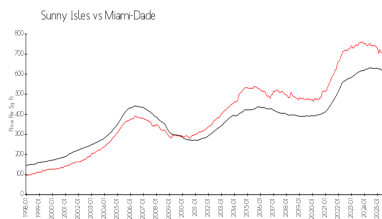
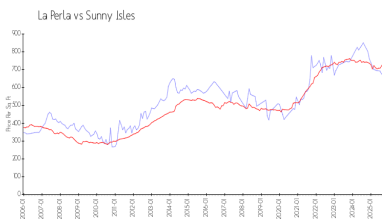
Building Information

Number of units:	326
Number of active listings for rent:	46
Number of active listings for sale:	33
Building inventory for sale:	10%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2009	1,266 sq ft	Dec 2025	\$755,000	\$596
3307	1,423 sq ft	Nov 2025	\$950,000	\$668
3905	1,000 sq ft	Aug 2025	\$750,000	\$750
2204	1,715 sq ft	Aug 2025	\$895,000	\$522
3602	1,602 sq ft	Aug 2025	\$1,400,000	\$874

Market Information



La Perla:	\$665/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

La Perla	10%
Sunny Isles	7%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

La Perla	212 days
Sunny Isles	113 days
Miami-Dade	77 days

