

Unit 2406 - La Perla

2406 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11778351
 Status: Active
 Size: 1,637 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$1,300,000
 List PPSF: \$794
 Valuated Price: \$862,000
 Valuated PPSF: \$527

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.

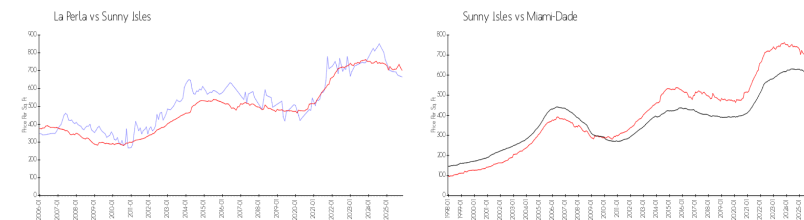
Building Information

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

