

Unit 3601 - La Perla

3601 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11804573
Status: Active
Size: 1,623 Sq ft.
Bedrooms: 3
Full Bathrooms: 2
Half Bathrooms: 1
Parking Spaces: Covered Parking, Guest Parking, Other Parking

View:
List Price: \$1,450,000
List PPSF: \$893
Valuated Price: \$1,133,000
Valuated PPSF: \$698

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.

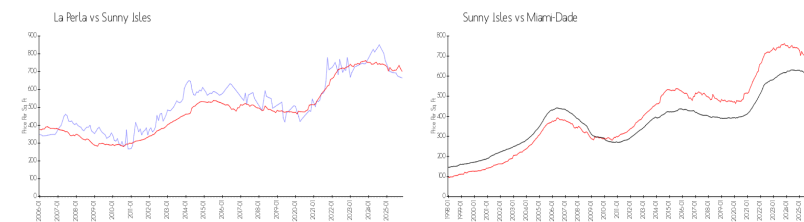
Building Information

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: 11
Number of sales over the last 6 months: 6
Number of sales over the last 3 months: 1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
2701	1,623 sq ft	Jul 2025	\$950,000	\$585
2806	1,637 sq ft	Jul 2025	\$945,000	\$577

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	215 days
Sunny Isles	113 days
Miami-Dade	77 days

