

Unit 3809 - La Perla

3809 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

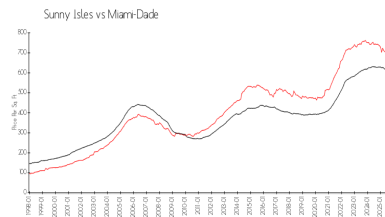
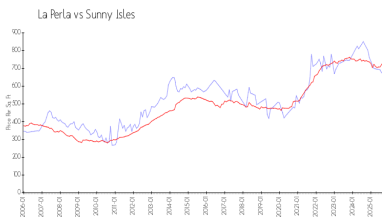
MLS Number:	A11866903
Status:	Active
Size:	1,266 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Spaces
View:	Intracoastal View,Ocean View
Rental Price:	\$4,200
List PPSF:	\$3
Valuated Price:	\$992,000
Valuated PPSF:	\$784

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

Market Information



La Perla: \$665/sq. ft.
Sunny Isles: \$702/sq. ft.

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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	78 days

