

# Unit 2602 - La Perla

2602 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | A11891624        |
| Status:         | Active           |
| Size:           | 1,602 Sq ft.     |
| Bedrooms:       | 2                |
| Full Bathrooms: | 2                |
| Half Bathrooms: | 1                |
| Parking Spaces: | 2 Or More Spaces |
| View:           |                  |
| List Price:     | \$1,400,000      |
| List PPSF:      | \$874            |
| Valuated Price: | \$1,215,000      |
| Valuated PPSF:  | \$758            |

*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.*

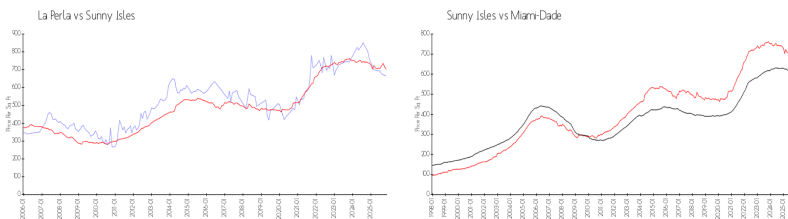
## Building Information

|                                          |     |
|------------------------------------------|-----|
| 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 | 6%  |
| Miami-Dade  | 4%  |

## Avg. Time to Close Over Last 12 Months

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

