

# Unit 4109 - La Perla

4109 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

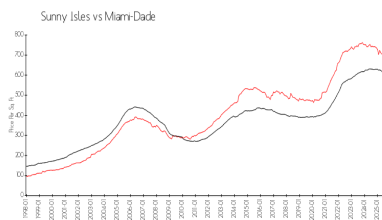
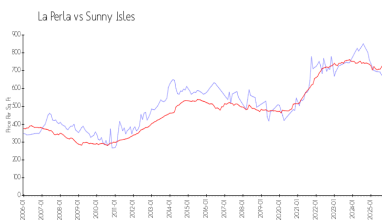
MLS Number: A11904724  
Status: Active  
Size: 1,266 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 0  
Parking Spaces: 2 Spaces, Additional Spaces Available, Assigned Parking  
View: Ocean View, Direct Ocean, Water View  
Rental Price: \$7,000  
List PPSF: \$6  
Valuated Price: \$1,022,000  
Valuated PPSF: \$807

*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

