

Unit 2501 - La Perla

2501 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

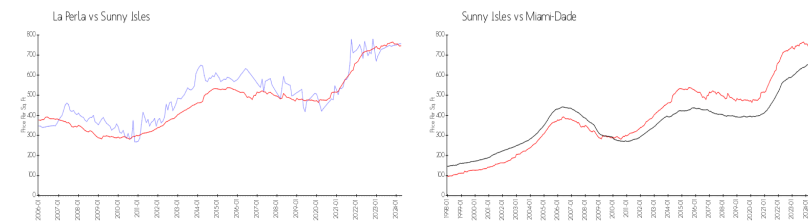
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|-----------------|--------------------------|
| MLS Number: | A11455921 |
| Status: | Active |
| Size: | 1,623 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Valet Parking |
| View: | Ocean View, Direct Ocean |
| Rental Price: | \$6,000 |
| List PPSF: | \$4 |
| Valuated Price: | \$1,156,000 |
| Valuated PPSF: | \$712 |

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

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| Number of units: | 326 |
| Number of active listings for rent: | 46 |
| Number of active listings for sale: | 14 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 8 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 1 |

Market Information



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|--------------|---------------|--------------|---------------|
| La Perla: | \$757/sq. ft. | Sunny Isles: | \$746/sq. ft. |
| Sunny Isles: | \$746/sq. ft. | Miami-Dade: | \$695/sq. ft. |

Inventory for Sale

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|-------------|----|
| La Perla | 4% |
| Sunny Isles | 5% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

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|-------------|----------|
| La Perla | 60 days |
| Sunny Isles | 114 days |
| Miami-Dade | 81 days |

