

# Unit 3904 - La Perla

3904 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

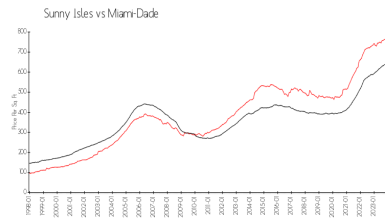
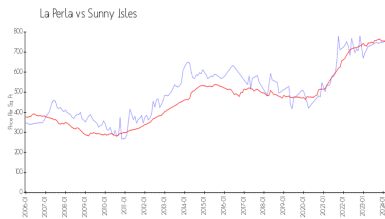
MLS Number:	A11512536
Status:	Active
Size:	1,715 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Spaces, Valet Parking
View:	Bay, Ocean View, Direct Ocean
Rental Price:	\$6,000
List PPSF:	\$3
Valuated Price:	\$1,194,000
Valuated PPSF:	\$696

*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:	13
Building inventory for sale:	3%
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



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

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

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

