

Unit 1702 - Jade Signature

1702 - 16901 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11050996
 Status: Active
 Size: 1,704 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View:
 List Price: \$2,980,000
 List PPSF: \$1,749
 Valuated Price: \$2,573,000
 Valuated PPSF: \$1,510

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: 191
 Number of active listings for rent: 0
 Number of active listings for sale: 14
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

Building Association Information

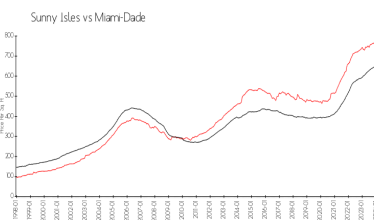
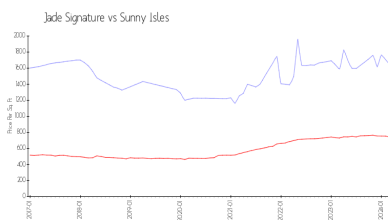
Jade Signature
 16901 Collins Ave
 Sunny Isles Beach FL33160
 Building Management: 1-786-422-9847

<https://web.kw-ic.com/jadesignature/Home.aspx>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2805	2,937 sq ft	Apr 2024	\$4,500,000	\$1,532
1802	1,704 sq ft	Apr 2024	\$2,840,000	\$1,667
1902	1,704 sq ft	Jan 2024	\$2,922,000	\$1,715
4301	4,361 sq ft	Jan 2024	\$8,000,000	\$1,834
2101	2,980 sq ft	Dec 2023	\$4,600,000	\$1,544

Market Information



Jade Signature: \$1645/sq. ft.
 Sunny Isles: \$742/sq. ft.

Sunny Isles: \$742/sq. ft.
 Miami-Dade: \$703/sq. ft.

Inventory for Sale

Jade Signature 7%



Sunny Isles	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Jade Signature	222 days
Sunny Isles	114 days
Miami-Dade	81 days