

Unit 2603 - Jade Signature

2603 - 16901 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11064353
Status:	Active
Size:	2,511 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$4,290,000
List PPSF:	\$1,708
Valuated Price:	\$3,946,000
Valuated PPSF:	\$1,571

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:	12
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

Building Association Information

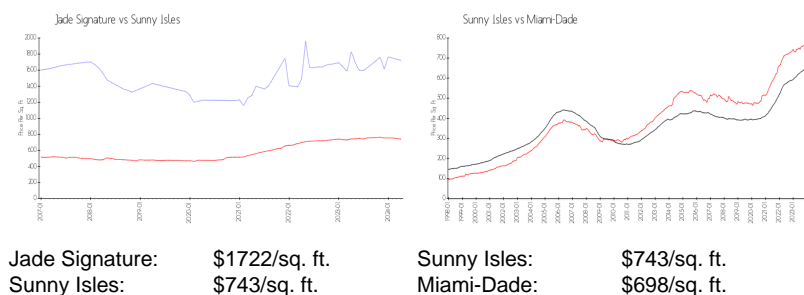
Jade Signature
16901 Collins Ave
Sunny Isles Beach FL33160
Building Management: 1-786-422-9847

<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



Inventory for Sale

Jade Signature	7%
----------------	----



Sunny Isles	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Jade Signature	241 days
Sunny Isles	114 days
Miami-Dade	81 days