

# 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: \$3,770,000  
 Valuated PPSF: \$1,501

*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

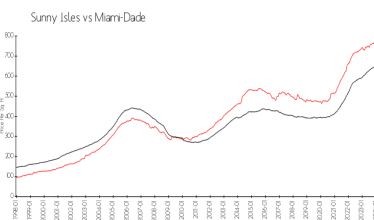
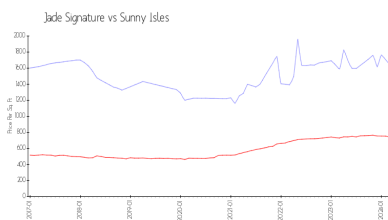
Jade Signature  
 16901 Collins Ave  
 Sunny Isles Beach FL33160  
 Building Management: 1-786-422-9847

<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