

Unit 3706 - Jade Ocean

3706 - 17121 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11356689
Status:	Pending
Size:	1,487 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$2,250,000
List PPSF:	\$1,513
Valuated Price:	\$2,073,000
Valuated PPSF:	\$1,394

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:	256
Number of active listings for rent:	15
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

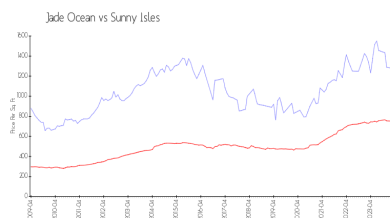
Building Association Information

Jade Ocean Condo Association
(305) 956-7000

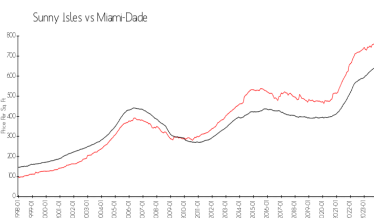
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2008	1,956 sq ft	Apr 2024	\$2,650,000	\$1,355
4408	4,677 sq ft	Apr 2024	\$3,850,000	\$823
1907	1,161 sq ft	Apr 2024	\$1,600,000	\$1,378
4304	1,933 sq ft	Dec 2023	\$2,750,000	\$1,423
3403	1,487 sq ft	Nov 2023	\$2,080,000	\$1,399
1505	1,933 sq ft	Nov 2023	\$2,600,000	\$1,345

Market Information



Jade Ocean: \$1277/sq. ft.
Sunny Isles: \$742/sq. ft.



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

Inventory for Sale

Jade Ocean	4%
Sunny Isles	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Jade Ocean
Sunny Isles
Miami-Dade

121 days
113 days
81 days