

# 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:	\$2,025,000
Valuated PPSF:	\$1,362

*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:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

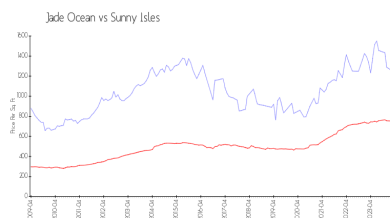
## Building Association Information

Jade Ocean Condo Association  
(305) 956-7000

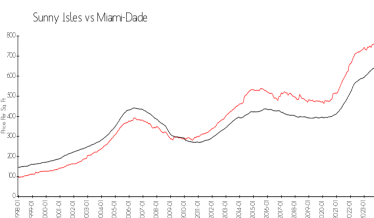
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
2206	858 sq ft	Aug 2023	\$1,175,000	\$1,369
1201	1,956 sq ft	Jul 2023	\$2,625,000	\$1,342
906	858 sq ft	Jul 2023	\$1,025,000	\$1,195

## Market Information



Jade Ocean: \$1247/sq. ft.  
Sunny Isles: \$744/sq. ft.



Sunny Isles: \$744/sq. ft.  
Miami-Dade: \$710/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Jade Ocean	105 days
Sunny Isles	112 days
Miami-Dade	81 days