

Unit 604 - Jade Signature

604 - 16901 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11484203
 Status: Active
 Size: 0 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$2,100,000
 Valuated Price: \$1,594,000
 Valuated PPSF: \$1,417

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: 2

Building Association Information

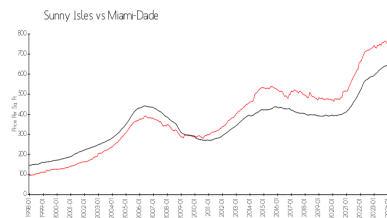
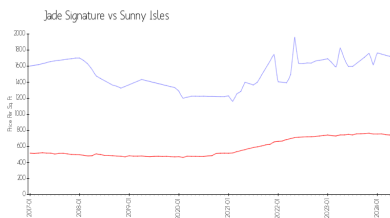
Jade Signature
 16901 Collins Ave
 Sunny Isles Beach FL33160
 Building Management: 1-786-422-9847

<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



Jade Signature: \$1722/sq. ft.
 Sunny Isles: \$743/sq. ft.

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 Miami-Dade: \$698/sq. ft.

Inventory for Sale

Jade Signature: 7%
 Sunny Isles: 5%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Jade Signature	229 days
Sunny Isles	113 days
Miami-Dade	81 days