

Unit 1104 - Jade Ocean

1104 - 17121 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11495322
 Status: Active
 Size: 1,933 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking
 View:
 List Price: \$3,250,000
 List PPSF: \$1,681
 Valuated Price: \$2,493,000
 Valuated PPSF: \$1,290

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

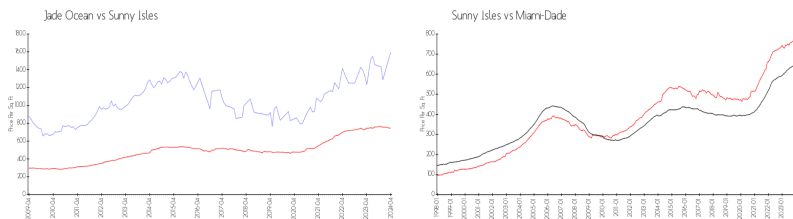
Building Association Information

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: \$1593/sq. ft.
 Sunny Isles: \$743/sq. ft.
 Sunny Isles: \$743/sq. ft.
 Miami-Dade: \$698/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