

# Unit 2108 - Jade Ocean

2108 - 17121 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11495485  
 Status: Active  
 Size: 1,956 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking  
 View: Ocean View,Direct Ocean  
 Rental Price: \$15,000  
 List PPSF: \$8  
 Valuated Price: \$3,054,000  
 Valuated PPSF: \$1,561

*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.*



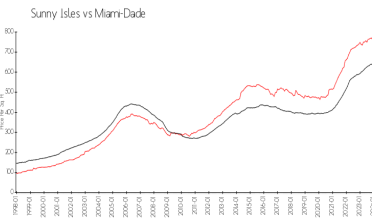
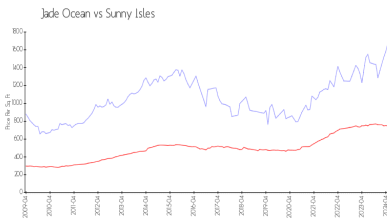
## Building Information

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: 4  
 Number of sales over the last 3 months: 4

## Building Association Information

Jade Ocean Condo Association  
 (305) 956-7000

## Market Information



Jade Ocean: \$1676/sq. ft.      Sunny Isles: \$748/sq. ft.  
 Sunny Isles: \$748/sq. ft.      Miami-Dade: \$705/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Jade Ocean: 128 days  
 Sunny Isles: 116 days  
 Miami-Dade: 82 days