

Unit 5103 - Jade Signature

5103 - 16901 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | A11520101 |
| Status: | Active |
| Size: | 5,689 Sq ft. |
| Bedrooms: | 5 |
| Full Bathrooms: | 6 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces |
| View: | |
| List Price: | \$17,400,000 |
| List PPSF: | \$3,059 |
| Valuated Price: | \$12,611,000 |
| Valuated PPSF: | \$2,217 |

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

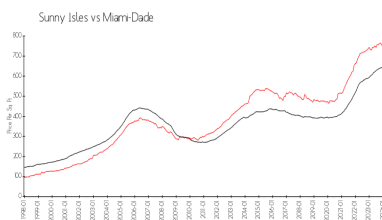
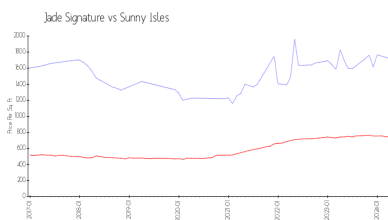
Jade Signature
 16901 Collins Ave
 Sunny Isles Beach FL33160
 Building Management: 1-786-422-9847

<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. |
| Sunny Isles: | \$743/sq. ft. | 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