

# Unit 4608 - Jade Beach

4608 - 17001 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11526670  
 Status: Active  
 Size: 2,871 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 5  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Guest Parking,Valet Parking

View:  
 List Price: \$4,300,000  
 List PPSF: \$1,498  
 Valuated Price: \$4,300,000  
 Valuated PPSF: \$1,498

*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: 248  
 Number of active listings for rent: 15  
 Number of active listings for sale: 15  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

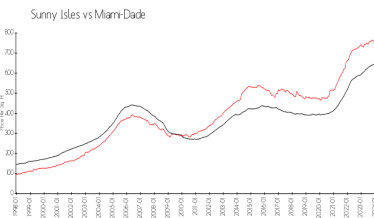
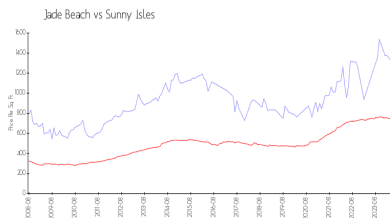
## Building Association Information

Jade Beach Condominium Association Inc  
 (305) 354-0660

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH-4904	8,210 sq ft	Apr 2024	\$8,525,000	\$1,038
2007	1,110 sq ft	Mar 2024	\$1,375,000	\$1,239
2805	1,927 sq ft	Mar 2024	\$2,500,000	\$1,297
2702	1,479 sq ft	Feb 2024	\$2,000,000	\$1,352
2707	1,479 sq ft	Jan 2024	\$2,000,000	\$1,352

## Market Information



Jade Beach: \$1320/sq. ft.  
 Sunny Isles: \$743/sq. ft.

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

## Inventory for Sale

Jade Beach: 6%  
 Sunny Isles: 5%  
 Miami-Dade: 3%

## **Avg. Time to Close Over Last 12 Months**

Jade Beach	174 days
Sunny Isles	113 days
Miami-Dade	81 days