

# Unit 2308 - Jade Beach

2308 - 17001 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11530208
Status:	Active
Size:	2,394 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$3,645,000
List PPSF:	\$1,523
Valuated Price:	\$3,002,000
Valuated PPSF:	\$1,254

*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

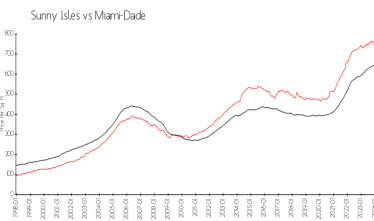
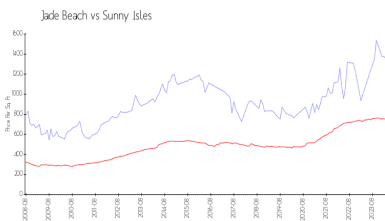
## Building Association Information

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  
Sunny Isles  
Miami-Dade

174 days  
113 days  
81 days