

# Unit 601 - Jade Signature

601 - 16901 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11545881  
 Status: Active  
 Size: 2,980 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 5  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
 View:  
 List Price: \$4,900,000  
 List PPSF: \$1,644  
 Valuated Price: \$4,221,000  
 Valuated PPSF: \$1,416

*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

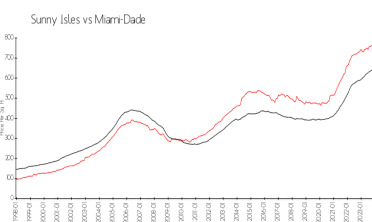
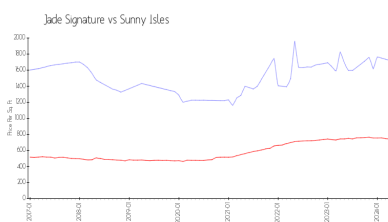
Jade Signature  
 16901 Collins Ave  
 Sunny Isles Beach FL33160  
 Building Management: 1-786-422-9847

<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  |