

# Unit 2608 - Jade Ocean

2608 - 17121 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11545936  
 Status: Active  
 Size: 1,956 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Deeded Parking, Valet Parking  
 View:  
 List Price: \$3,325,000  
 List PPSF: \$1,700  
 Valuated Price: \$3,017,000  
 Valuated PPSF: \$1,542

*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: 6  
 Number of sales over the last 3 months: 3

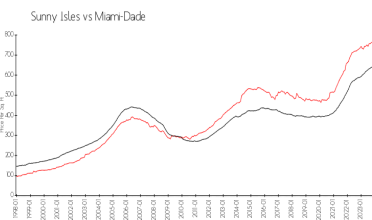
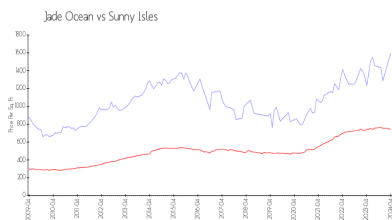
## Building Association Information

Jade Ocean Condo Association  
 (305) 956-7000

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2008	1,956 sq ft	Apr 2024	\$2,650,000	\$1,355
4408	4,677 sq ft	Apr 2024	\$3,850,000	\$823
1907	1,161 sq ft	Apr 2024	\$1,600,000	\$1,378
4304	1,933 sq ft	Dec 2023	\$2,750,000	\$1,423
3403	1,487 sq ft	Nov 2023	\$2,080,000	\$1,399
1505	1,933 sq ft	Nov 2023	\$2,600,000	\$1,345

## Market Information



Jade Ocean: \$1593/sq. ft.  
 Sunny Isles: \$743/sq. ft.

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 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

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

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

Jade Ocean	121 days
Sunny Isles	113 days
Miami-Dade	81 days