

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:	8
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

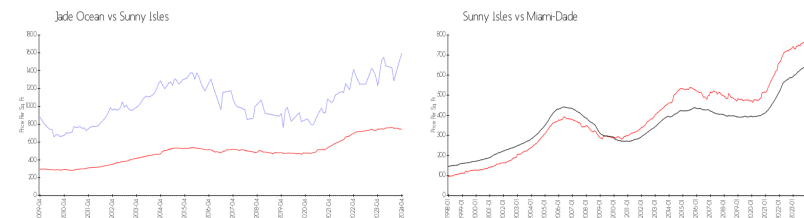
Building Association Information

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: \$746/sq. ft.

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Miami-Dade: \$694/sq. ft.

Inventory for Sale

Jade Ocean	3%
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