

# Unit 1405 - Jade Signature

1405 - 16901 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11569074
Status:	Active
Size:	3,024 Sq ft.
Bedrooms:	4
Full Bathrooms:	5
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$4,990,000
List PPSF:	\$1,650
Valuated Price:	\$4,217,000
Valuated PPSF:	\$1,395

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

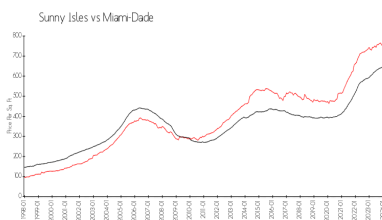
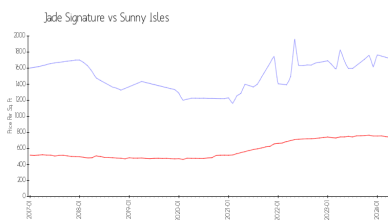
Jade Signature  
 16901 Collins Ave  
 Sunny Isles Beach FL33160  
 Building Management: 1-786-422-9847

<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