

# Unit 1103 - Jade Beach

1103 - 17001 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11599481
Status:	Active
Size:	862 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$1,275,000
List PPSF:	\$1,479
Valuated Price:	\$991,000
Valuated PPSF:	\$1,150

*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:	12
Building inventory for sale:	4%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

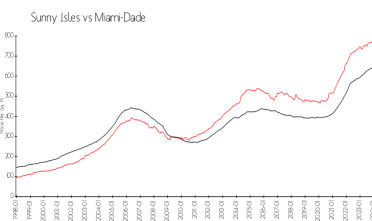
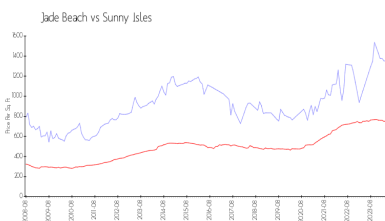
## Building Association Information

Jade Beach Condominium Association Inc  
(305) 354-0660

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2504	2,436 sq ft	Jun 2024	\$2,700,000	\$1,108
902	1,110 sq ft	Jun 2024	\$1,500,000	\$1,351
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

## Market Information



Jade Beach:	\$1371/sq. ft.	Sunny Isles:	\$748/sq. ft.
Sunny Isles:	\$748/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Jade Beach	5%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Jade Beach  
Sunny Isles  
Miami-Dade

161 days  
116 days  
82 days