

# Unit 3406 - Jade Ocean

3406 - 17121 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11600018             |
| Status:         | Active                |
| Size:           | 1,487 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 3                     |
| Half Bathrooms: |                       |
| Parking Spaces: | 1 Space,Valet Parking |
| View:           |                       |
| List Price:     | \$2,490,000           |
| List PPSF:      | \$1,675               |
| Valuated Price: | \$2,643,000           |
| Valuated PPSF:  | \$1,777               |

*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:  | 4   |
| Number of sales over the last 3 months:  | 4   |

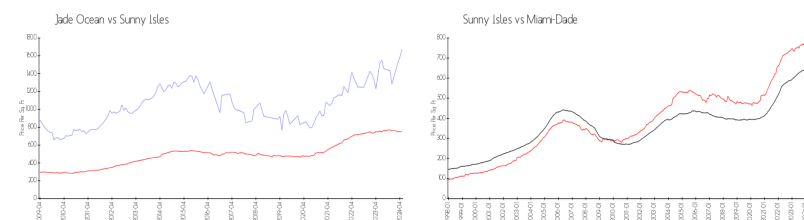
## Building Association Information

Jade Ocean Condo Association  
(305) 956-7000

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 4308   | 2,485 sq ft | Jun 2024     | \$3,200,000 | \$1,288 |
| 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 |

## Market Information



|              |                |              |               |
|--------------|----------------|--------------|---------------|
| Jade Ocean:  | \$1676/sq. ft. | Sunny Isles: | \$748/sq. ft. |
| Sunny Isles: | \$748/sq. ft.  | Miami-Dade:  | \$705/sq. ft. |

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Jade Ocean  
Sunny Isles  
Miami-Dade

128 days  
116 days  
82 days