

# Unit 1405 - Jade Signature

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

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | A11603525        |
| 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: | \$3,573,000      |
| Valuated PPSF:  | \$1,182          |

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: | 10  |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

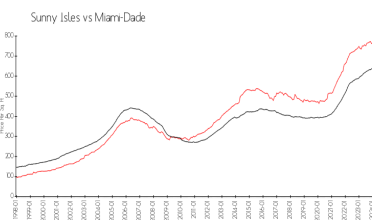
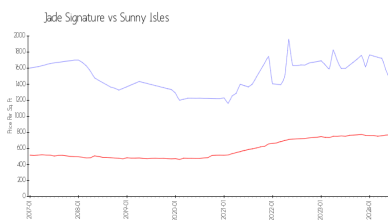
Jade Signature  
 16901 Collins Ave  
 Sunny Isles Beach FL33160  
 Building Management: 1-786-422-9847

<https://web.kw-ic.com/jadesignature/Home.aspx>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 3903   | 2,643 sq ft | Jun 2024     | \$4,000,000 | \$1,513 |
| 4305   | 2,639 sq ft | May 2024     | \$4,500,000 | \$1,705 |
| 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 |

## Market Information



Jade Signature: \$1459/sq. ft.  
 Sunny Isles: \$769/sq. ft.

Sunny Isles: \$769/sq. ft.  
 Miami-Dade: \$704/sq. ft.

## Inventory for Sale

Jade Signature 7%



|             |    |
|-------------|----|
| Sunny Isles | 5% |
| Miami-Dade  | 3% |

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

|                |          |
|----------------|----------|
| Jade Signature | 267 days |
| Sunny Isles    | 117 days |
| Miami-Dade     | 83 days  |