

# Unit 1607 - Jade Ocean

1607 - 17121 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11606593
Status:	Active
Size:	1,161 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,750,000
List PPSF:	\$1,507
Valuated Price:	\$1,725,000
Valuated PPSF:	\$1,486

*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

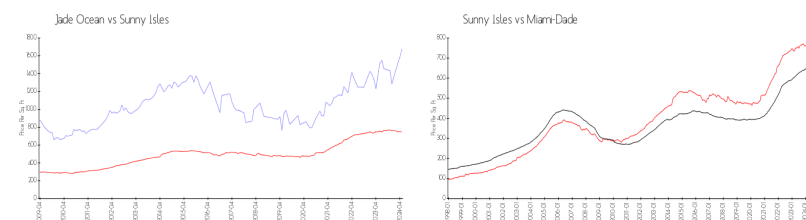
## Building Association Information

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