

Unit 1604 - Jade Ocean

1604 - 17121 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11616853
Status:	Active
Size:	1,933 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Valet Parking
View:	Bay,Ocean View,Water View
Rental Price:	\$14,500
List PPSF:	\$8
Valuated Price:	\$2,274,000
Valuated PPSF:	\$1,176

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.

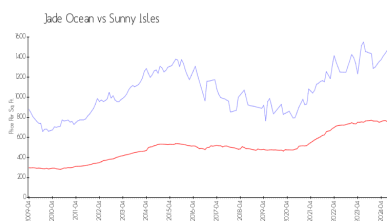
Building Information

Number of units:	256
Number of active listings for rent:	15
Number of active listings for sale:	18
Building inventory for sale:	7%
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:	3

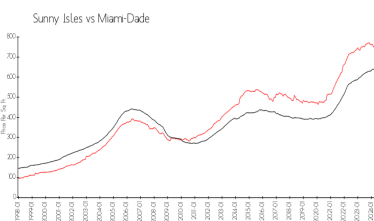
Building Association Information

Jade Ocean Condo Association
(305) 956-7000

Market Information



Jade Ocean: \$1394/sq. ft.
Sunny Isles: \$757/sq. ft.



Sunny Isles: \$757/sq. ft.
Miami-Dade: \$694/sq. ft.

Inventory for Sale

Jade Ocean	7%
Sunny Isles	7%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Jade Ocean	122 days
Sunny Isles	113 days
Miami-Dade	85 days



Built in 2009 - 256 units - 48 floors