

# 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: \$2,431,000  
 Valuated PPSF: \$1,258

*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.*

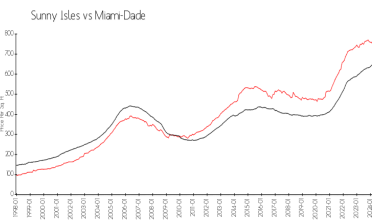
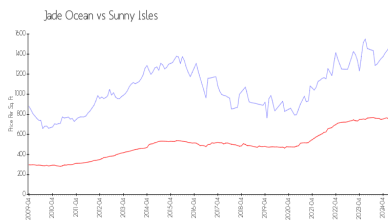
## Building Information

Number of units: 256  
 Number of active listings for rent: 15  
 Number of active listings for sale: 15  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 2

## Building Association Information

Jade Ocean Condo Association  
 (305) 956-7000

## Market Information



Jade Ocean: \$1490/sq. ft.  
 Sunny Isles: \$749/sq. ft.

Sunny Isles: \$749/sq. ft.  
 Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Jade Ocean 6%  
 Sunny Isles 6%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months

Jade Ocean 131 days  
 Sunny Isles 116 days  
 Miami-Dade 84 days

