

Unit 1105 - Jade Beach

1105 - 17001 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11617143
Status:	Active
Size:	1,927 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$2,395,000
List PPSF:	\$1,243
Valuated Price:	\$2,208,000
Valuated PPSF:	\$1,146

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:	248
Number of active listings for rent:	15
Number of active listings for sale:	16
Building inventory for sale:	6%
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

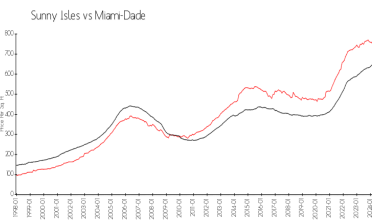
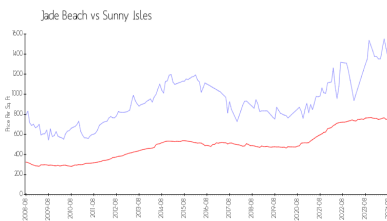
Building Association Information

Jade Beach Condominium Association Inc
(305) 354-0660

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3607	1,479 sq ft	Sep 2024	\$2,100,000	\$1,420
1103	862 sq ft	Jun 2024	\$1,225,000	\$1,421
2504	2,436 sq ft	Jun 2024	\$2,700,000	\$1,108
902	1,110 sq ft	Jun 2024	\$1,500,000	\$1,351
PH-4904	8,210 sq ft	Apr 2024	\$8,525,000	\$1,038

Market Information



Jade Beach:	\$1367/sq. ft.	Sunny Isles:	\$749/sq. ft.
Sunny Isles:	\$749/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Jade Beach
Sunny Isles
Miami-Dade

85 days
116 days
84 days