

Unit 3304 - Jade Ocean

3304 - 17121 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11623617
Status:	Active
Size:	1,933 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Valet Parking
View:	
List Price:	\$3,275,000
List PPSF:	\$1,694
Valuated Price:	\$3,052,000
Valuated PPSF:	\$1,579

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:	9
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

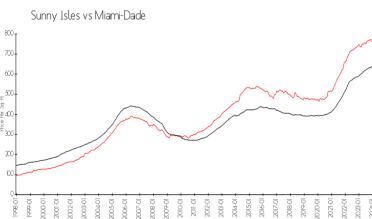
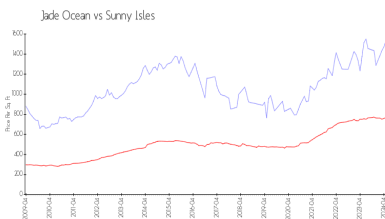
Building Association Information

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:	\$1577/sq. ft.	Sunny Isles:	\$769/sq. ft.
Sunny Isles:	\$769/sq. ft.	Miami-Dade:	\$704/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

137 days
117 days
83 days