

# Unit 1807 - Jade Beach

1807 - 17001 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11631327  
 Status: Active  
 Size: 1,110 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$1,500,000  
 List PPSF: \$1,351  
 Valuated Price: \$1,318,000  
 Valuated PPSF: \$1,187

*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: 18  
 Building inventory for sale: 7%  
 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

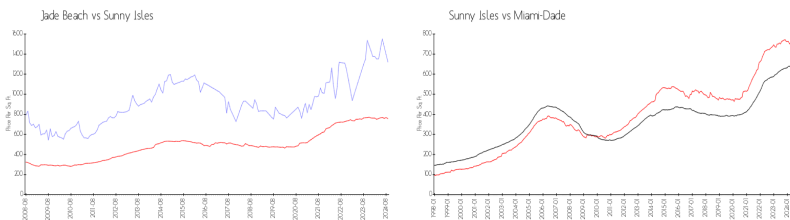
## Building Association Information

Jade Beach Condominium Association Inc  
 (305) 354-0660

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4705	4,141 sq ft	Oct 2024	\$4,225,000	\$1,020
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

## Market Information



Jade Beach:	\$1320/sq. ft.	Sunny Isles:	\$757/sq. ft.
Sunny Isles:	\$757/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Jade Beach: 7%  
 Sunny Isles: 7%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Jade Beach: 68 days  
 Sunny Isles: 112 days  
 Miami-Dade: 86 days