

Unit 1404 - Jade Ocean

1404 - 17121 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11635552
 Status: Active
 Size: 1,933 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$2,995,000
 List PPSF: \$1,549
 Valuated Price: \$2,229,000
 Valuated PPSF: \$1,153

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: 9
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

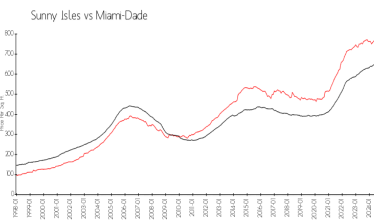
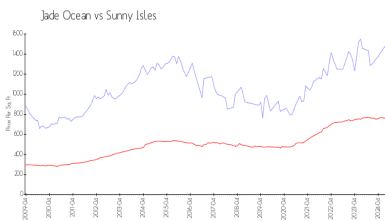
Building Association Information

Jade Ocean Condo Association
 (305) 956-7000

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
901	1,956 sq ft	Nov 2024	\$2,390,000	\$1,222
3301	2,485 sq ft	Aug 2024	\$3,700,000	\$1,489
3406	1,487 sq ft	Aug 2024	\$2,350,000	\$1,580
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

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: 118 days
 Sunny Isles: 112 days



