

Unit 1404 - Jade Ocean

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

Unit Information

MLS Number:	A11635552
Status:	Temp Off Market
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

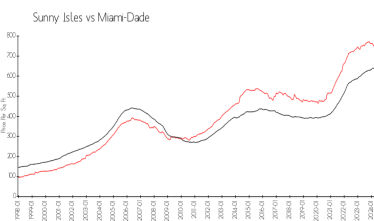
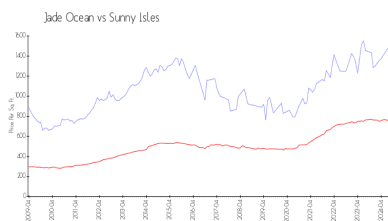
Building Association Information

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	111 days



Built in 2009 - 256 units - 48 floors

