

# Unit 2603 - Jade Signature

2603 - 16901 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11639299
Status:	Active
Size:	2,511 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$4,350,000
List PPSF:	\$1,732
Valuated Price:	\$3,946,000
Valuated PPSF:	\$1,571

*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:	191
Number of active listings for rent:	0
Number of active listings for sale:	15
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:	3

## Building Association Information

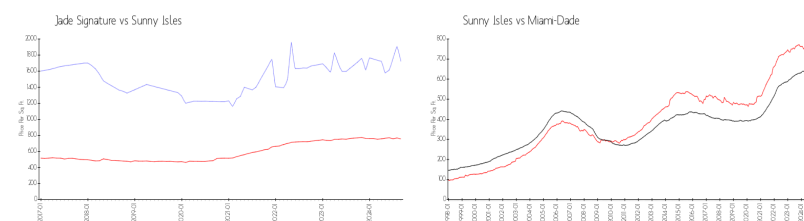
Jade Signature  
16901 Collins Ave  
Sunny Isles Beach FL33160  
Building Management: 1-786-422-9847

<https://web.kw-ic.com/jadesignature/Home.aspx>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
901	2,980 sq ft	Oct 2024	\$4,975,000	\$1,669
2803	2,511 sq ft	Sep 2024	\$4,025,000	\$1,603
4605	2,639 sq ft	Sep 2024	\$4,400,000	\$1,667
1702	1,704 sq ft	Aug 2024	\$2,980,000	\$1,749
3903	2,643 sq ft	Jun 2024	\$4,000,000	\$1,513

## Market Information



Jade Signature: \$1722/sq. ft.  
Sunny Isles: \$757/sq. ft.

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Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Jade Signature	8%
Sunny Isles	7%
Miami-Dade	4%



**Avg. Time to Close Over Last 12 Months**

Jade Signature	295 days
Sunny Isles	113 days
Miami-Dade	87 days