

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

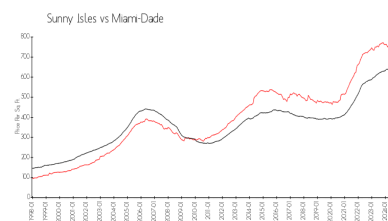
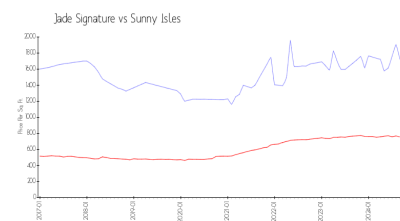
Jade Signature
 16901 Collins Ave
 Sunny Isles Beach FL33160
 Building Management: 1-786-422-9847

<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