

Unit 4004 - Jade Ocean

4004 - 17121 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|---|
| MLS Number: | A11648937 |
| Status: | Active |
| Size: | 1,933 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$3,290,000 |
| List PPSF: | \$1,702 |
| Valuated Price: | \$2,887,000 |
| Valuated PPSF: | \$1,494 |

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

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|--|-----|
| 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: | 8 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 1 |

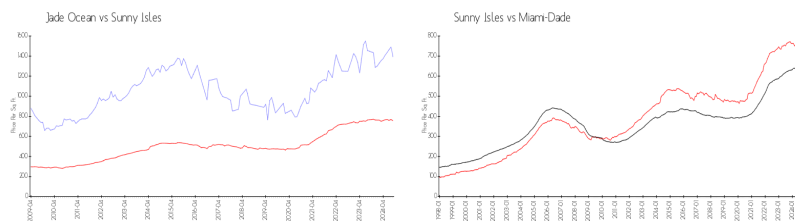
Building Association Information

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 | 133 days |
|------------|----------|



Sunny Isles
Miami-Dade

113 days
87 days