

# Unit 2602 - Jade Signature

2602 - 16901 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11651859  
 Status: Active  
 Size: 2,494 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$4,299,000  
 List PPSF: \$1,724  
 Valuated Price: \$3,919,000  
 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: 11  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

## Building Association Information

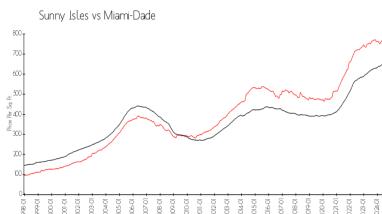
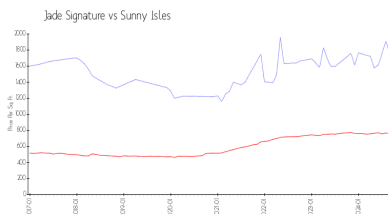
Jade Signature  
 16901 Collins Ave  
 Sunny Isles Beach FL33160  
 Building Management: 1-786-422-9847

<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.  
 Sunny Isles: \$757/sq. ft.      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  
Sunny Isles  
Miami-Dade

277 days  
111 days  
86 days