

Unit 604 - Jade Signature

604 - 16901 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11669089
 Status: Active
 Size: 1,125 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$1,975,000
 List PPSF: \$1,756
 Valuated Price: \$1,594,000
 Valuated PPSF: \$1,417

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

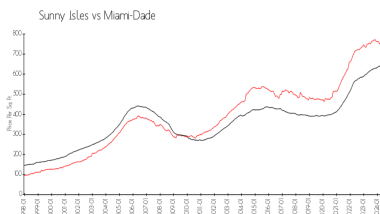
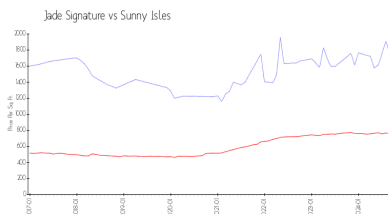
Jade Signature
 16901 Collins Ave
 Sunny Isles Beach FL33160
 Building Management: 1-786-422-9847

<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